NOTICE OF DETERMINATION



	TO:	\boxtimes	PO Box 3 Sacramer County C County of PO Box 2	Planning & 044 hto, CA 958 lerk f Orange	312-3044	FROM:	City of Irvine Community Development I PO Box 19575 Irvine, CA 92623-9575 Attn: Hernan DeSantos Senior Planner T: 949-724-6441		2023
	\$UBJE	СТ:	Filing		of Determin	nation in	compliance with Section 2	21108 or 21152 of th	e Public
	State C	learin	nghouse N	lo.: 🤉	93071051				
	Project	Title	and File N	lo.: \	Vesting Tentative Parcel Map 2022-182 (File No. 00890105-PTP)				
NOTE: This project was analyzed as part of the certified Planning Are Project Final Environmental Impact Report							Area 12		
	Applica	int:			r K. Pirzadeh,		behalf of Irvine Company O ive Park, Suite 270, Irvine, (
	Project	Loca	tion:	Sand Can	yon Avenue, s	south of th	he project site is located mic e Interstate (I-5) Freeway, a ailroad in the City of Irvine, 4	and north of the Orange	
	POSTED gross-a Phases CEQA (Final E Guidelin impacts			gross-acro Phases 3 CEQA Gu Final EIR Guideline impacts w	e property into and 4 of the Ir idelines, this p for the Plann s, an Addendu vould result fro posed project	16 numbe project is w ing Area 1 um to the F om the pro were exar	22-182 to subdivide to sub ered lots for future non-reside Park office campus. Pursua rithin the scope of the projec (2 Project. Pursuant to Sec PA 12 Final EIR has been p ject. There is no public revi mined in the Final EIR and a dentified in the Final EIR h	ential development purj nt to Section 15168 of t t covered by previously ction 15164 of the Stat repared, and no new s ew period required. Th ail feasible mitigation n	poses for the State / certified te CEQA ignificant ie effects neasures
bV.					atives develo			are been mostpolatee	

DEPURESOLUTION approving the project. This is to advise that on April 12, 2023, 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:

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

Hernan DeSantos, Senior Planner

BY:

Name and Title

April 12, 2023 Signature

Date

NOTICE OF DETERMINATION

BY:____



	. ·	το:	⊠	PO Box 3	Planning 044	& Research 5812-3044	FROM:	Community Develop PO Box 19575 Irvine, CA 92623-95	i75	-	FIL	ED		
			\boxtimes	County Cl	ierk			Attn: Stephanie I Senior Plan		ICP	SEP 16	2020		
				County of PO Box 2				T: 949-724-	6375	ORANGE CO	UNTY CLERK-R	ecorder def	PARTMENT	
7				Santa An		702				BY:	11-		DEPUTY	
16		SUBJE	CT:		of Noti e urces Co		nination in	compliance with Se	ction 21	108 or 2	211332 of th	e Public		
2		State C	learir	ighouse N	lo.:	93071051								
à		Project	t Title	and File N	lo.:	Vesting Tent	Vesting Tentative Parcel Map 2019-177 (File No. 00816106-PTP)							
n O						NOTE: This Project Fina	project wa I Environm	as enalyzed as part ental Impact Report	t of the	certified	Planning	Area 12		
4140-0202-02		Applic	ant:			ompany, Attn: /20-2409	Jeff Davis, (550 Newport Center [Drive, Ne	ewport Be	ach, CA 92	660		
30		Project	t Loca	ation:				The project site is loc Canyon Avenue, Irvine			e 5 Freewag	y midway		
		Project	: Desc	ription:	Vesting	Tentative Par	cel Map No	. 2019-177 which su	bdivides	an appro	ximately 4	2.2 gross		
	~~		- 1		new mul	ti-building, 47	0,000 square	d and 4 lettered lots t a foot office complex.	Pursuan	t to Section	on 15168 of	the State		
ŀ)S1		U D	CEQA G Final El	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								
	SE	EP 16	2020		Guidelin	ies, an Adden would tesuit i	dum to the I	PA 12 Final EIR has t	been pre	epared, ar	nd no new s required Th	ignificant		
ORANGE	OUNT	Y CLERK-RE	CORDE	R DEPARTMEN	r of the p	roposed proje	ct were exa	mined in the Final Elf	R and al	i feasible	mitigation I	neasures		
BY:		NB				on approving t		dentified in the Final	EIK nav	ve been i	ncorporated		- D	
	_	approve	ed the lescri	above-de	scribed \ H	esting Tenta	tive Parcel I	vision Committee o Map and made the fo	ollowing	determin	ations rega	rding the, DD 14/	2023	
			. A	Program E	nvironme	ental Impact R	eport was p	previously prepared a	ind certif	fied pursu	ant to the HUGH NG	provisions	RK-RECOR	rder
		2. 3.	. Th Th	is project i	s covere vili have	d by a previou a significant e	usly certified	Program EIR (SCH I environment.	No. 9307	71051). Bi	:			DEPUTY
		4,	. Mi	itigation me	easures v	vere made a c	ondition of th	ne approval of the proj	ject in the	e previou:	EIR and re	affirmed		-
		5. 6.	. A . Fi	r this project statement of ndings wer r this project	of Overrie e made p	ding Consider oursuant to the	ations was e provisions	adopted for the previo of CEQA for the previo	ous EIR a ously ap	and reaffir proved pr	med for this oject and re	s project. saffirmed		
		comme	to ce ents ar	nlify that th nd response	e Augus es and re	cord of projec	t approval, i	e PA 12 EIR, as wells s available to the generation of the generat	eral publ	1994 PA lic at the C	12 Project City of Irvine	: EiR with City Hall,		
							Lid	AND FRODUN-	_					
		Ster		<u>e Frady, S</u>		anner		more Jinany			mber 11, 2			
				Name and	Title			Recorded in Offi- Hugh Nguyen, C			range Cou	nty		
		Date	e rece			ED PR:		* \$ R O D 1			2 \$ *	3393.2	5	
				APR	1 4 20	23		202085000735 41 VitIndx 202						
		OR			REPOR	DER DEPARTMEN	1							
		В	Y:		/	DEPUTY	,							

NOTICE OF DETERMINATION

- TO: Σ State of California Office of Planning & Research PO Box 3044 Sacramento, CA 95812-3044
 - County Clerk \boxtimes County of Orange PO Box 238 Santa Ana, CA 92702
- GRAMMER COUNTY CLEAR THE REAL THE REAL PROPERTY OF 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.: 2000071014

Vesting Tentative Parcel Map 2019-104 (File No. 00776756-PTP) Project Title and File No.:

> NOTE: This project was analyzed as part of the certified Planning Area 40 / Planning Area 12 General Plan Amendment and Zone Change Final Environmental Impact Report (see attached Fish & Game Filing Fee Cash Receipts from 2008).

Applicant: Irvine Company Office Properties, Attn: Roger DeWames, 111 Innovation, Irvine, CA 92617 T: 949-720-2473

Planning Area 12 - Oak Creek - The project site is located southwest of the intersection of Project Location: the 5 Freeway and Sand Canyon Avenue, Irvine, CA 92618.

A vesting tentative parcel map to subdivide one parcel into four parcels to allow future office **Project Description:** development (555,946 square foot office complex within 11 two-story buildings and 4 threestory buildings). 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 40 / Planning Area 12 General Plan Amendment and Zone Change 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 July 24, 2019, 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:

- A Program Environmental Impact Report was previously prepared and certified pursuant 1. Sions of CEQA.
- 2. This project is covered by a previously certified Program EIR (SCH No. 2000071014), APR 14 2023
- 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 these were made a condition of the approval of the project in these were made a condition of the approval of the project in these were made as condition of the approval of the project in these were made as conditions of the approval of the project in these were made as conditions of the approval of the project in the project in the project in the project in the project is the project in the project in the project is the project in the project in the project is the project in the project in the project is the p affirmed for this project. DEPUTY
- A statement of Overriding Considerations was adopted for the previous EIR and re-affirmed for this project 5.
- 6. Findings were made pursuant to the provisions of CEQA for the previously approved project and re-affirmed for this project.

This is to certify that the July 2019 Addendum to the PA 40 / PA 12 EIR, as well as the 2008 PA 40 / PA 12 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 Recorded in Official Records, Orange County	Stephanie Gady Signature	<u>July 30, 2019</u>
Hugh Nguyen, Clerk-Recorder	DOCTED	TELD
	003100	JUL 3 0 2019
201985000769 11:44 am 07/30/19	APR 1 4 2023	ORANGE SOUNT CLERRYRECORDER DEPARTMENT
381 304 Z01	THE RECORDER DEPARTMENT	ву:
0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.0	COUNTY CLERA RECORDER DEPARTMENT	
BY:	DEPUTY	

1111 3 0 2019

ORANGE COUNTY CLERY	ECONOER DEPARTMENT	NOTICE OF DETE	RMINATION	
вк	Office of Planning and Ri State Clearinghouse 1400 Tenth Street, Room Sacramento, CA 95814	DOOTE	FROM: City of Irvine Community Developn One Civic Center Pla: Irvine, 92623-9575	
<u> X </u>	County Clerk County of Orange 12 Civic Center Plaza Santa Ana CA 92701	SEP 1 0 2008		SEP 1 0 2008
SUBJECT:	Filing of Notice of Detern	nination in compliance w	ith Section 21108 or 21192 of	
State Clearing	house Number: 2000071	014	#3	57928
Project Title:	Planning) Area 12/Planning Area	40 General Plan Amendment	and Zone Change
Contact Perso	n: Michael	Philbrick, Senior Planne	r Telephone Number;	(949) 724-6345
the Santa Ana	(I-5) Freeway to the south [,]	west, and PA 51 to the s	Road to the northwest, Trabue outheast. The PA 12 Project on Avenue, northeast of the C	site is located southwest of

and to the southeast of vacant land.

Project Description: The Project includes development of approximately 3,918 dwelling units; 1,540,000 square feet of Multi-Use; 205,000 square feet of Commercial; and 100,000 square feet of Institutional uses in PA 40 (approximately 571 acres) The Project also includes approximately 575,000 square feet of Research and Industrial (Medical and Science) use on a 36-acre parcel in PA 12 The Project provides for a community park, a public neighborhood park, and several private neighborhood parks. The Project includes an option to convert up to 100 percent of the 1,540,000 square feet of Multi-Use intensity to residential intensity for up to an additional 1,309 dwelling units.

On August 12, 2008, the City of Irvine City Council made all approvals for the Project after the close of the public hearing. The approvals for the Project included a General Plan Amendment and Zone Change to allow for a change in land use in PA 40 and PA 12 The City of Irvine filed a Notice of Determination for all approvals for the Project on August 13, 2008, in compliance with Section 21152 of the Public Resources Code.

To implement the Project, the City Council held a second reading and approved the Zone Change ordinance as part of its consent calendar on September 9, 2008 The City of Irvine is filing this current Notice of Determination to document that the City Council held the second reading and approved the Zone Change ordinance to implement the Project

Name of Public Agency Approving Project: City of Irvine, One Civic Center Plaza, Irvine, CA 92623

The Irvine Company, 550 Newport Center Drive, Newport Beach. CA 92660 Project Applicant:

This current Notice of Determination is to advise that the City of Irvine (Lead Agency) made all approvals for the Project on August 12, 2008, and then held a second reading and approved the Zone Change ordinance to implement the Project on September 9, 2008. The City of Irvine has made the following determinations about the Project:

- 1. The project (x) will () will not have a significant effect on the environment.
- (x) An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA
- 3 () A Negative Declaration was prepared for this project pursuant to the provisions of CEQA APR 14 2023
- Mitigation measures (x) were () were not made a condition of approval of the project 4
- 5 Findings (x) were () were not made pursuant to Section 15091 of the CEQA Guidelines NGLYEN CLERK RECORDER
- A Statement of Overriding Considerations (x) was () was not adopted for this project 6 ŔΥ:

This current Notice of Determination also confirms and certifies that the Final EIR, with comments and responses, and the record of the project approvals are available to the general public at the City of Irvine Community Development Department, One Civic Center Plaza, Irvine, CA 92623-9575.

DEPUTY

Recorded in Official Records, Orange Count Tom Dafy, Clerk-Recorder	Michael Philbrick, AICP, Senior Planner CITY OF IRVINE COMMUNITY DEVELOP	
200885000949 04:04pm 09/10/08	DATE CALL AND	JUL 3 0 2019
000 50.00 0.00 0.00 0.00 0.00 0.00 0.00	RANGE COUNTY CHERK-RECORDER DEPARTMENT	BY:

		NOTI	CE OF DETERMI	NATION	57840
TO:		ing and Research	FROM: City of Irvine		07590
	State Clearinghouse		-	evelopment Department	
	1400 Tenth Street, Roon	1 121	One Civic Cen		ecords, Orange County
	Sacramento, CA 95814		Irvine, 92623-	Tom Daly, Clerk-Record	der
	N Occurrent Class			h H GRE VIEW DERF HEINE GEREINEN DER ANN ARME DE	
	X County Clerk				MANDAR 2656,75
	County of Orange			200885000861 0	4-05pm 08/12/08
	12 Civic Center Plaza				4.00pm 00/16/00
	Santa Ana, CA 92701			92 271 Z02 Z01	
SUBJE	CT: Filing of Notice	e of Determination i	in compliance with Sec	tion 21108 or 21152 of the Public R	00 0.00 0.00 0.00 0.00 esources Code.
State C	Clearinghouse Number:	2000071014			
	t Title:	Planning Area 40	Planning Area 12 Gen	eral Plan Amendm <mark>en</mark> t and Zone Chai	1ge
-	et Person:		Telephone Number	(949) 724-6404	-
	t Location:				
Plannis	ng Area (PA) 40 is bounde	d by Jeffrey Road to	the northwest, Trabuco	Road to the northeast, the Santa And	1 (I-5) Freeway to
he sou	thwest, and PA 51 to the se	outheast. The PA 12	Project site is located if	outhwest of PA 40 and the Santa An	a (I-S) Freeway,
northw	est of Sand Canyon Avenue	e, northeast of the O	CTA Metrolink rail line	, and to the southeast of vacant land.	
Project	t Description:				
The pro	posed project consists of a	a General Plan Ame	ndment and Zone Chan	ge to allow for a change in land uter	m PA 40-and PA 12.
				units. I. 540.000 sayare feet of Multi-	

Commercial, 100,000 s.f. Institutional in Planning Area 40 (approximately 571 acres), as well as approximately 575,000 square feet of Research and Industrial (Medical Science) use on a 36-acre parcel in Planning Area 12. The plan also provides for a tombainity park, a public neighbarhood park and several private neighborhood parks. In addition the project includes an option to convert up to 100 percent of the Multi-Use intensity to residential intensity for up to an additional 1,309 dwelling unitsuged NGUYER, CVERK-RECORDER

DEPUTY

JUL

دن 0

2019

T

CLERK-RECORDER DEPARTMENT

DEPUTY

City of Irvine, One Civic Center Plaza, Irvine, 64 92623 Name of Public Agency Approving Project:

Project Applicant: The Irvine Company, 550 Newport Center Drive, CA 92660

1.5. 1. 1.

This is to advise that the City of Irvine (Lead Agency) has approved the above-described project on August 12, 2002 and has made the following determinations regarding the above-described project: IGE COUNT

- The project (x) will () will not have a significant effect on the environment. 1.
- (x) An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA 2.
- () A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. 3.
- Mitigation measures (x) were () were not made a condition of approval of the project. 4.
- Findings (x) were () were not made pursuant to Section 15091 of the CEQA Guidelines. 5.
- A Statement of Overriding Considerations (x) was () was not adopted for this project. 6.

This is to certify that the Final EIR, with comments and responses, and record of the project approval are available to the general public at the City of Irvine Community Development Department, One Civic Center Plaza, Irvine, CA 92623-9575.

FILED		Steve Weiss, AICP. Principal Planner	
*	FILED AUG 13 2008	CITY OF IRVINE COMMUNITY DEV 8/12/08 DATE ST 5 D	POSTED
Dave Received EnoBINES	YOM DALY CLEBK LECOADER	PUSIED	AUG 13 2008
BY:	ORA BY:	NGE COUNTY CLERY-RECORDER DEPARTMENT	ByOracity

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 EIR: Environmental Impact Report Document ID Amount DOC# 202085000735 3393.25 Time Recorded 3:28 pm Total 3393.25 Payment Type Amount Check tendered 3393.25 # 3100365056 Amount Due 0.00

THANK YOU PLEASE RETAIN THIS RECEIPT FOR YOUR RECORDS

www.ocrecorder.t@@



Hugh Nguyen Orange County Clerk-Recorder 601 N. Ross Street Santa Ana, CA 92701 -

County

Finalization: 20230000101256 4/14/23 12:10 pm 414 ORO3A

Item Title Count 1 ZO1 1 EIR: Exempt or Previously Paid Document ID Amount DOC# 202385000286 50.00 Time Recorded 12:10 pm

Total 50.00

Payment Type Amount Check tendered 50.00 # 7567

Amount Due 0.00

THANK YOU PLEASE RETAIN THIS RECEIPT FOR YOUR RECORDS

www.ocrecorder.com



RNIA S	ate of	California -	Department	of Fish	and Wildlife
--------	--------	--------------	------------	---------	--------------

2023 ENVIRONMENTAL DOCUMENT FILING FEE

CASH RECEIPT DFW 753.5a (REV. 01/01/22) Previously DFG 753.5	a		T I	
		Print		Save
		RECEIPT NU	MBER:	
		30 - 04/	14/2023 -	- 0281
		STATE CLEA		UMBER (If applicable)
SEE INSTRUCTIONS ON REVERSE, TYPE OR PRINT CLEARL	Y.	930710	51	
LEAD AGENCY	LEADAGENCY EMAIL		DATE	
CITY OF IRVINE COMMUNITY DEVELOPMENT DEPARTMENT	r		04/14/	2023
COUNTY/STATE AGENCY OF FILING	4.		DOCUMEN	TNUMBER
Orange 👻			202385	0000286
VESTING TENTATIVE PARCEL MAR PROJECT APPLICANT NAME	P 2022-182 (FILE		0105-PT PHONE NU (949)72	MBER
			ZIP CODE	4-044 1
		STATE		
30 EXECUTIVE PARK SUITE 270		CA	92614	
PROJECT APPLICANT (Check appropriate box)	Cther Special District	C Stata	Agency	Private Entity
			ngency	[-] Phyate Entry
CHECK APPLICABLE FEES:				
Environmental Impact Report (EIR)		\$3,839.25	5	
Mitigated/Negative Declaration (MND)(ND)		\$2,764.00	i	
Certified Regulatory Program (CRP) document - payment c	due directly to CDFW	\$1,203,25	;	0.00
Exempt from fee Netice of Exemption (Alash)				
 Notice of Exemption (attach) CDFW No Effect Determination (attach) 				
 Fee previously paid (attach previously issued cash receipt) 	CODY)			
				_
U Water Right Application or Petition Fee (State Water Resou	urces Control Board only)	\$850.00 \$		0.00
County documentary handling fee		\$		50.00
Other		\$		
AYMENT METHOD:				50.00
Cash Credit 🗹 Check 🗌 Other	TOTAL	RECEIVED \$		50.00
	GENCY OF FILING PRINTED N			
	EPUTY CLERK,			
/ /				

COPY - CDFW/ASB



ORANGE COUNTY CLERK-RECORDER CEQA FILING COVER SHEET



THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder TYPE OR PRINT CLEARLY Project Title

VESTING TENTATIVE PARCEL MAP 2022-182 (FILE NO. 00890105-PTP)

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): NOTICE OF DETERMINATION

POSTED

APR 1 4 2023

FILED

APR 1	4	2023
HUGH DELLYEN,	cu	ERK-RECORDER
3Y:	1	DEPUTY

FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK-RECORDER ON April 14, 2023

Posted April 14, 2023 Removed .

Returned to agency on_

DEPUTY SANDRA VALENCIA LOPEZ

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.