

NOTICE OF DETERMINATION



TO: X 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

FILED

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

Attn: Stacy Tran  
Senior Planner  
949-724-6316

JUL 12 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C. C DEPUTY

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

State Clearinghouse No.: 2000071014

Project Title and File No.: General Plan Amendment 00793825-PGA and Zone Change 00793828-PZC for transfer of development intensity and to implement zoning ordinance text revisions to allow mini-warehouse uses in Planning Area 40 (Cypress Village, Spectrum 8).

An Addendum to the previously certified Planning Area 40 / Spectrum 8 General Plan Amendment, Zone Change, Development Agreement, Annexation Final Environmental Impact Report (EIR) and Final Supplemental EIR, and the Planning Area 40 / Planning Area 12 General Plan Amendment and Zone Change Final EIR was prepared for this project.

Applicant: Irvine Company Office Properties  
111 Innovation Drive  
Irvine, CA 92617  
Attn: Harpal (949) 720-2556

Project Location: Planning Area 40 (PA 40), Cypress Village - The 12.7-acre Project site consists of multiple parcels bisected by State Route (SR)-133. The western portion of the Project site is bound by the planned future Marine Way alignment to the north-northeast, the SR-133 overpass to the east, and I-5 to the west. The eastern portion of the Project site (7000 Marine Way), is bound by the existing permanent Marine Way alignment to the north-northeast, the future alignment of Ridge Valley to the southeast, and the SR-133 overpass to the west.

Project Description: The Project consists of (1) a General Plan Amendment to amend Land Use Element Table A-1 of the Irvine General Plan to reflect a transfer of 620,250 square feet (sf) from Multi-Use to Research and Industrial in PA 40 to support up to 773,382 sf of mini-warehouse development and 75,000 sf of office development at the Project site; and (2) the first reading a Zone Change ordinance to amend Irvine Zoning Ordinance Section 3-37-34 to add mini-warehouse as a permitted land use and increase maximum site coverage in the 5.5D Medical and Science zoning district, to amend Chapter 9-40 by revising the statistical analysis table and text to reflect 620,250 sf transfer from the 3.1H Multi-Use to the 5.5D Medical and Science zoning district, a transfer of 2,880 sf from the 5.4 General Industrial to the 5.5D Medical and Science zoning district (resulting in an increase from 350,000 sf to 973,130 sf in the 5.5D Medical and Science zoning district), and to establish Special Development Requirements for mini-warehouse in the 5.5D Medical and Science zoning district of PA 40.

This is to advise that the City Council of the City of Irvine, California, as lead agency, approved the above-described project on July 11, 2023 and has made the following determinations regarding the above described-project:

POSTED

JUL 12 2023

Date received for filing at OPR:

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

FORM 45-09 (Rev. 10/2006)

BY: C. C DEPUTY

1. Environmental Impact Reports (EIR) **was** previously prepared and certified pursuant to the provisions of CEQA.
2. An Addendum to the Previously Certified EIRs (SCH No.: 2000071014) was prepared pursuant to Section 15164 of the State of California Environmental Quality Act 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 EIRs. The project's effects are covered in the EIRs and Addendum and all feasible mitigation measures from the EIRs have been incorporated into the project approval.
3. New mitigation measures **were not** made a condition of the approval of the project.
4. 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 Previously Certified EIRs, with comments, responses, and record of project approvals, are available to the general public at the City of Irvine City Hall, Community Development Department, 1 Civic Center Plaza, Irvine CA, 92623.

Stacy Tran, Senior Planner  
Name and Title

  
Signature

July 11, 2023  
Date

POSTED

JUL 12 2023

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

FILED

JUL 12 2023

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





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

StartOver

Save

RECEIPT NUMBER:

30 — 07/12/2023 — 0609

STATE CLEARINGHOUSE NUMBER (If applicable)

2000071014

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF IRVINE

LEAD AGENCY EMAIL

DATE

07/12/2023

COUNTY/STATE AGENCY OF FILING

Orange

DOCUMENT NUMBER

202385000619

PROJECT TITLE

GENERAL PLAN AMENDMENT 00793825-PGA AND ZONE CHANGE 00793828-PZC FOR TRANSFER...

PROJECT APPLICANT NAME

IRVINE COMPANY OFFICE PROPERTIES

PROJECT APPLICANT EMAIL

PHONE NUMBER

(949) 720-2556

PROJECT APPLICANT ADDRESS

111 INNOVATION DRIVE

CITY

IRVINE

STATE

CA

ZIP CODE

92617

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

30-0712/2023-0609  
Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder



50.00

\* \$ R 0 0 1 4 4 5 0 7 2 3 \$ \*

202385000619 10:25 am 07/12/23

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

GENERAL PLAN AMENDMENT 00793825-PGA AND ZONE CHANGE 00793828-PZC FOR TRANSFER OF  
DEVELOPMENT INTENSITY AND TO IMPLEMENT ZONING ORDINANCE TEXT REVISIONS TO ALLOW  
MINI-WAREHOUSE USES IN PLANNING AREA 40 (CYPRESS VILLAGE, SPECTRUM 8).

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

JUL 12 2023

POSTED

JUL 12 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.C DEPUTY

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.C DEPUTY

FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON July 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.



# NOTICE OF DETERMINATION

#357840

TO: X Office of Planning and Research FROM: City of Irvine  
State Clearinghouse Community Development Department  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FILED

One Civic Center Plaza  
Irvine, 92623-9575

Recorded in Official Records, Orange County  
Tom Daly, Clerk-Recorder

X County Clerk  
County of Orange  
12 Civic Center Plaza  
Santa Ana, CA 92701

JUL 12 2023

2656.75

200885000861 04:05pm 08/13/08

92 271 Z02 Z01

2606.75 50.00 0.00 0.00 0.00 0.00 0.00 0.00

BY: C.C DEPUTY

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

State Clearinghouse Number: 2000071014  
Project Title: Planning Area 40/Planning Area 12 General Plan Amendment and Zone Change  
Contact Person: Steve Weiss Telephone Number (949) 724-6404

## Project Location:

Planning Area (PA) 40 is bounded by Jeffrey Road to the northwest, Trabuco Road to the northeast, the Santa Ana (I-5) Freeway to the southwest, and PA 51 to the southeast. The PA 12 Project site is located southwest of PA 40 and the Santa Ana (I-5) Freeway, northwest of Sand Canyon Avenue, northeast of the OCTA Metrolink rail line, and to the southeast of vacant land.

## Project Description:

The proposed project consists of a General Plan Amendment and Zone Change to allow for a change in land use in PA 40 and PA 12. The proposed project includes development of approximately 3,918 dwelling units, 1,540,000 square feet of Multi-Use, 205,000 s. f. of 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 community park, a public neighborhood 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 units.

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

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

This is to advise that the City of Irvine (Lead Agency) has approved the above-described project on August 12, 2008 and has made the following determinations regarding the above-described project:

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

POSTED

JUL 12 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.C DEPUTY

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.

Steve Weiss

Steve Weiss, AICP, Principal Planner  
CITY OF IRVINE COMMUNITY DEVELOPMENT DEPARTMENT

FILED

8/12/08  
DATE

POSTED

Date Received For Filing

AUG 13 2008

AUG 13 2008

TOM DALY, CLERK-RECORDER  
By [Signature] DEPUTY

TOM DALY, CLERK-RECORDER  
By [Signature] DEPUTY





STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

357840

Lead Agency: City of Irvine Date: 8/13/08  
County/State Agency of Filing: Orange / CA Document No.:  
Project Title: Planning Area 40/Planning Area 12 General Plan Amend  
3 zone change  
Project Applicant Name: The Irvine Company  
Project Applicant Address: 550 Newport Center Dr.  
City Newport Beach State CA Zip Code 92660 Phone Number: 949 724-6404

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	\$2606.75	\$ <u>2606.75</u>
<input type="checkbox"/> Negative Declaration	\$1876.75	\$ _____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$886.25	\$ _____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs	\$886.25	\$ _____
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ <u>50.00</u>
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> DFG No Effect Determination (Form Attached)		

Signature and title of person receiving payment:  
WHITE-PROJECT APPLICANT

YELLOW-DFGASB

PINK-LEAD AGENCY

GOLDENROD-COUNTY CLERK

DFG 753.5a (Rev. 11/07)

TOTAL RECEIVED \$ 2656.75

ORANGE COUNTY RECORDER  
TOM DALY

Finalization 20080000211714  
08/13/2008 04:05 PM  
92 271

Item Title	Count
1 Z02 Fish & Game: Env Impact Report	1

1 Z01 EIR Administrative Fee	1
---------------------------------	---

Document ID	Amount
DOC# 20088500861	2656.75
Time Recorded	04:05 PM

Total	2656.75
Payment Type	Amount
Check tendered # 9336	2656.75
Amount Due	0.00

Thank You  
Please Retain This Receipt  
For Your Records

FILED

POSTED

JUL 12 2023

JUL 12 2023

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

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



FILED

FILED

JUL 12 2023

APR 23 2003

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

DALY, CLERK-RECORDER

DEPUTY

NOTICE OF DETERMINATION

BY:

C.C.



POSTED

APR 23 2003

To: ☒ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From: City of Irvine  
P. O. Box 19575  
Irvine, CA 92623-9575

☒ County Clerk  
County of Orange  
P. O. Box 838, Santa Ana, CA 92702

TOM DALY, CLERK-RECORDER

By

DEPUTY

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

2000071014  
State Clearinghouse Number  
(If submitted to Clearinghouse)

William D. Jacobs, AICP (949) 724-6521  
Lead Agency Area Code/Telephone/Extension  
Contact Person

Project Title and File Number: Planning Area 40/Spectrum 8 General Plan Amendment (43221-GA), Zone Change (43222-ZC), Development Agreement, Annexation

Project Location: North of Interstate 5 (Santa Ana Freeway), between Jeffrey Road on the west, Trabuco Road on the north, and the former Marine Corps Air Station El Toro on the east, City of Irvine, County of Orange.

Project Applicant/Address: Irvine Community Development Company, 550 Newport Center Drive, Newport Beach, CA 92660

Project Description: General plan amendment, zone change and other associated entitlements within a 730-acre site, providing for the development of up to 10,212,352 square feet of General Industrial and Medical and Science Uses.

This is to advise that the City of Irvine (Lead Agency) has approved the above described project on April 22, 2003 and has made the following determinations regarding the above described project:

1. The project {[ x ] will [ ] will not} have a significant effect on the environment.
2. [ x ] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
[ ] 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 the 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.

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 Drive, Irvine, CA 92623-9575.

Signature (Public Agency) William Jacobs Date 4/22/03 Title Senior Planner

Date received for filing and posting at OPR:

Recorded in Official Records, County of Orange  
Tom Daly, Clerk-Recorder

POSTED

JUL 12 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:

C.C.

DEPUTY

893.00  
200385000509 12:43pm 04/23/03  
90 29 202 201  
850.00 43.00 0.00 0.00 0.00 0.00 0.00 0.00

 **COPY**



**CALIFORNIA DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL DOCUMENT FILING FEE**

**Date:** April 23, 2003

**FILED**

**To:** County Clerk, County of Orange  
P. O. Box 238, Santa Ana, CA 92702

**JUL 12 2023**

**From:** City of Irvine; Community Development Department

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

**Subject:** AB 3158 Fish and Game Fee

BY: C.C. DEPUTY

Enclosed is the Notice of Determination for a project approved by the City of Irvine. In accordance with AB 3158 requiring local agencies to submit an Environmental Document Filing Fee with the Notice of Determination (NOD) the following fee is enclosed:

**Project Title and File Number:** Planning Area 40/Spectrum 8 General Plan Amendment (43221-GA), Zone Change (43222-ZC), Development Agreement, Annexation.

**Project Applicant:**  
City of Irvine

(x)	Environmental Impact Report SCH #	\$ 850*	\$ <u>850</u>
( )	Negative Declaration SCH #	\$1250	\$ <u>          </u>
(X)	Certificate of Fee Exemption	\$ (0)	(Form enclosed)
( )	County Administrative Fee (County fee required for all projects filing a NOD)	\$ 43	\$ <u>43</u> *
	<b>Total</b>		\$ <u>893</u>

If you have any questions about the information on this form, or the enclosures, please contact Bill Jacobs, Senior Planner at (949) 724-6521

**POSTED**

c: File: 43221-GA, 43222-ZC

**JUL 12 2023**

\* Check is made out to: "County of Orange"

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

\*\* Filing fee is exempt when lead agency is also the applicant.

\*\*\* To file in person: take form to Orange Clerk-County Recorders Office located at C.C. DEPUTY  
630 North Broadway, Building 12, Room 101, Santa Ana, CA 92701





STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT  
D.F.G. 1-1 (6/1/11)

Lead Agency: Orange County Clerk-Recorder Date: 07/12/23  
County / State Agency of Filing: Orange County Clerk-Recorder Document:  
Project Title: Orange County Clerk-Recorder  
Project Applicant Name: Orange County Clerk-Recorder Phone Num:  
Project Applicant Address: Orange County Clerk-Recorder  
Project Applicant (check appropriate box): Local Public Agency ☐ School District ☐ Other Spec:  
State Agency ☐ Private Entity ☒

CHECK APPLICABLE FEES

<input checked="" type="checkbox"/> Environmental Impact Report	\$850.00
<input checked="" type="checkbox"/> Negative Declaration	\$1,250.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs	\$850.00
<input checked="" type="checkbox"/> County Administrative Fee	\$25.00
<input type="checkbox"/> Project that is exempt from fees	

TOTAL RECEIVED

Signature and title of person receiving payment

WHITE PROJECT APPLICANT

YELLOW DEPT. AGENT

PINK LEAD AGENCY

GOLDENROD STATE

FILED

JUL 12 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.C. DEPUTY

POSTED

JUL 12 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.C. DEPUTY