



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

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



50.00

202485000621 12:08 pm 07/19/24

135 SC1A Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

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

Lot 13 in Planning Area 39 in the City of Irvine. Lot 13 is located west of San Diego Creek, north of Lake Forest Drive, and north of the intersection of Alfonso and Dana

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 19 2024

HUGH NGUYEN, CLERK-RECORDER

BY:

DEPUTY

**FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON July 19, 2024**

Posted for 30 days

DEPUTY Roberto Uriostegui

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: Erica S. Hong
Senior Planner
T: (949) 724-6359

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

FILED

JUL 19 2024

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

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

State Clearinghouse No.: 2005081099

Project Title and File No.: Planning Area 39 (Los Olivos) – Lot 13 VTTM No. 19285 (File No. 00910729-PTT), Master Plan (File No. 00910724-PMP), Park Plan Modification (File No. 00932650-PKK), and Master Landscape and Trails Plan Modification (File No. 00923442-PMP)

Applicant: Irvine Company Community Development
550 Newport Center Drive, Newport Beach, CA 92660
Attn: Matt Lauener, (949) 720-2314

Project Location: Lot 13 in Planning Area 39 in the City of Irvine. Lot 13 is located west of San Diego Creek, north of Lake Forest Drive, and northwest of the current intersection of Alfonso and Dana.

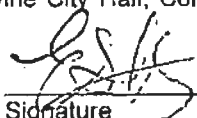
Project Description: The Project consists of (1) the adoption of Resolution No. 24-3963 approving Vesting Tentative Tract Map No. 19285 (File No. 00910729-PTT) to subdivide approximately 17.52 gross-acres into 21 numbered lots and 31 lettered lots for residential condominium purposes; (2) adoption of Resolution No. 24-3964 approving Master Plan 00910724-PMP for the development of 82 detached residential condominium units with an Affordable Housing Plan, an alternative setback standard for the street, side, and rear yard and between buildings on certain lots, and administrative relief from wall height and visitor parking distance standards; (3) adoption of Resolution No. 24-3965 approving a Modification (File No. 00932650-PKK) to the Park Plan for Planning Area 39 associated with the development of 82 residential units; and (4) adoption of Resolution No. 24-3966 approving a Modification (File No. 00923442-PMP) to the Master Landscape and Trails Plan for Planning Area 39 associated with the development of 82 residential units..

This is to advise that on July 18, 2024, the Planning Commission of the City of Irvine, California, as lead agency, approved the above-described Resolutions for the Planning Area 39 Lot 13 VTTM No. 19285, Master Plan with Affordable Housing Plan, Modification to the Planning Area 39 Park Plan, and Modification to the Planning Area 39 Master Landscape and Trails Plan, and made the following determinations regarding the above described-project:

1. An Environmental Impact Report (SCH No. 2005081099) was previously prepared and certified pursuant to the provisions of CEQA.
2. An Addendum to a previously certified EIR (SCH No. 2005081099) 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 previously 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, 1 Civic Center Plaza, Irvine CA, 92623.

Erica S. Hong, Senior Planner
Name / Title


Signature

7/19/24
Date



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print StartOver Save

RECEIPT NUMBER:
 30 — 05/29/2024 — 0464
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2006081099

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF IRVINE	LEAD AGENCY EMAIL	DATE 05/29/2024
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202485000471	

PROJECT TITLE

PLANNING AREA 39 SECOND READING OF ZONE CHANGE 00900833-PZC, AND SECOND READING OF...

PROJECT APPLICANT NAME IRVINE COMPANY APARTMENT DEVELOPMENT	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 720-2489
PROJECT APPLICANT ADDRESS 560 NEWPORT CENTER DRIVE	CITY NEWPORT BEACH	STATE CA
		ZIP CODE 92860

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|--|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,051.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,916.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,377.25 | \$ | 0.00 |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |

- | | | | |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE CARINA HERRERA, DEPUTY
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FILED

JUL 19 2024

HUGH NGUYEN, CLERK-RECORDER

BY: DEPUTY



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-05129|2024-0464

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



50.00

* \$ R 0 0 1 4 9 6 7 5 0 8 \$ *
202485000471 2:15 pm 05/29/24
477 Vindex 201
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 39 SECOND READING OF ZONE CHANGE 00900833-PZC,
AND SECOND READING OF DEVELOPMENT AGREEMENT 00919822-PDA

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 19 2024

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

FILED

MAY 29 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON May 28, 2024

Posted for 30 days

DEPUTY CARINA HERRERA

FILED

JUL 19 2024

HUGH NGUYEN, CLERK-RECORDER

NOTICE OF DETERMINATION

TO: State of California
Office of Planning & Research
PO Box 3044
Sacramento, CA 96812-3044

FROM: City of Irvine
Community Development Department
PO Box 19575
Irvine, CA 92623-9575

BY: [Signature] DEPUTY

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

Attn: Ann Wuu
Principal Planner
T: (949) 724-6362

FILED

MAY 29 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

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

State Clearinghouse No.: 2005081099

Project Title and File No.: Planning Area 39 Second Reading of Zone Change 00900833-PZC, and Second Reading of Development Agreement 00819822-PDA

Applicant: Irvine Company Apartment Development
550 Newport Center Drive, Newport Beach, CA 92660
Attn: Ryan Stokes, (949) 720-2488

Project Location: Planning Area (PA) 39 (Los Olivos) in the City of Irvine, which is generally bound by I-405 to the north, Irvine Center Drive to the east, Bake Parkway to the south, and PA 18 to the west. Lot 10 encompasses approximately 10.68 gross acres and is located south of Encanto, east of Dana, west of Gilano, and north of the Los Olivos Community Park. Lot 13 encompasses approximately 17.5 gross acres and is located west of San Diego Creek, north of Lake Forest Drive, and northwest of the current intersection of Alfonso and Dana.

Project Description: The Project consists of the Second Reading and adoption of the following ordinances: (1) Ordinance No. 24-08 approving a Zone Change to amend Section 3-37-15 and Chapter 9-39 of the Irvine Zoning Ordinance to allow for the addition of 670 dwelling units to the dwelling unit cap; to change the zoning designation of Lot 10 and Lot 13 from 2.4 Medium-High Density Residential to 2.4H Medium-High Density Residential; and to amend development standards for the 2.4 Medium-High Density Residential zoning district relative to residential development within PA 39; and (2) Ordinance No. 24-09 approving a Development Agreement to establish public benefits and affordable housing requirements associated with the Lot 10 residential development project.

This is to advise that on May 28, 2024, the City Council of the City of Irvine, California, 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. 2005081099) was previously prepared and certified pursuant to the provisions of CEQA.
2. An Addendum to a previously certified EIR (SCH No. 2005081099) 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 previously 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, 1 Civic Center Plaza, Irvine CA, 92623.

Ann Wuu, Principal Planner
Name / Title

[Signature]
Signature

5/29/24
Date

FILED

JUL 19 2024

HUGH NGUYEN, CLERK-RECORDER

BY:  _____ DEPUTY

O.C. CLERK RECORDER
601 N. ROSS ST.
SANTA ANA, CA 92625

05/29/2024

13:17:29

CREDIT CARD

VISA SALE

Card #	XXXXXXXXXXXX8182
Chip Card:	CHASE VISA
AID:	A0000000031010
SEQ #:	14
Batch #:	102
INVOICE	14
CLERK	0483
Approval Code:	01885C
Entry Method:	Contactless
Mode:	Issuer

SALE AMOUNT \$50.00

CUSTOMER COPY



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-0511612024-0426
Recorded In Official Records, Orange County
Hugh Nguyen, Clerk-Recorder
50.00
* \$ R 0 0 1 4 9 4 7 6 0 2 \$ *
202485000437 4:09 pm 06/16/24
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Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

PLANNING AREA 39 GENERAL PLAN AMENDMENT 00900828-PGA, FIRST READING OF
ZONE CHANGE 00900833-PZC, AND FIRST READING OF DEVELOPMENT AGREEMENT
00919822-PDA

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 19 2024

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

FILED

MAY 16 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

FILED

MAY 29 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON May 16, 2024
Posted for 30 days

DEPUTY CARINA HERRERA

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 10576
Irvine, CA 92623-9576
Attn: Ann Wu
Principal Planner
T: (949) 724-8362

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

FILED

MAY 16 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

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

State Clearinghouse No.: 2005081099

Project Title and File No.: Planning Area 39 General Plan Amendment 00900828-PGA, First Reading of Zone Change 00900833-PZC, and First Reading of Development Agreement 00919822-PDA

Applicant: Irvine Company Apartment Development
580 Newport Center Drive, Newport Beach, CA 92660
Attn: Ryan Stokes, (949) 720-2489

Project Location: Planning Area (PA) 39 (Los Olivos) in the City of Irvine, which is generally bound by I-405 to the north, Irvine Center Drive to the east, Bake Parkway to the south, and PA 18 to the west. Lot 10 encompasses approximately 10.68 gross acres and is located south of Encanto, east of Dana, west of Gitano, and north of the Los Olivos Community Park. Lot 13 encompasses approximately 17.5 gross acres and is located west of San Diego Creek, north of Lake Forest Drive, and northwest of the current intersection of Alfonso and Dana.

Project Description: The Project consists of a General Plan Amendment to amend General Plan Land Use Element Table A-1 by increasing the maximum dwelling unit cap by 870 residential units for PA 39. The following ordinances were introduced for First Reading: (1) Zone Change to amend Section 3-37-15 and Chapter 9-39 of the Irvine Zoning Ordinance to allow for the addition of 870 dwelling units to the dwelling unit cap; to change the zoning designation of Lot 10 and Lot 13 from 2.4 Medium-High Density Residential to 2.4H Medium-High Density Residential; and to amend development standards for the 2.4 Medium-High Density Residential zoning district relative to residential development within PA 39; and (2) Development Agreement to establish public benefits and affordable housing requirements associated with the Lot 10 residential development project.

FILED

MAY 29 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

This is to advise that on May 14, 2024, the City Council of the City of Irvine, California, 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. 2005081099) was previously prepared and certified pursuant to the provisions of CEQA.
2. An Addendum to a previously certified EIR (SCH No. 2005081099) 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.

FILED

JUL 19 2024

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

This is to certify that the Addendum and previously 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, 1 Civic Center Plaza, Irvine CA, 92623.

Ann Wu, Principal Planner
Name / Title

[Signature]
Signature

5/15/24
Date



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print StartOver Save

RECEIPT NUMBER:
 30 — 05/16/2024 — 0426
 STATE CLEARINGHOUSE NUMBER (if applicable)
 2005081099

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF IRVINE	LEAD AGENCY EMAIL	DATE 05/16/2024
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202486000497	
PROJECT TITLE		

PLANNING AREA 39 GENERAL PLAN AMENDMENT 00900028-PGA, FIRST READING OF ZONE CHANGE...

PROJECT APPLICANT NAME IRVINE COMPANY APARTMENT DEVELOPMENT	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 720-2489
PROJECT APPLICANT ADDRESS 650 NEWPORT CENTER DRIVE	CITY NEWPORT BEACH	STATE CA
		ZIP CODE 92880
PROJECT APPLICANT (Check appropriate box)		
<input type="checkbox"/> Local Public Agency	<input type="checkbox"/> School District	<input type="checkbox"/> Other Special District
<input type="checkbox"/> State Agency	<input checked="" type="checkbox"/> Private Entity	

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,051.25 \$ 0.00
- Mitigated Negative Declaration (MND) (NO) \$2,916.75 \$ 0.00
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,377.25 \$ 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 CARINA HERRERA, DEPUTY
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JUL 19 2024

HUGH NGUYEN, CLERK-RECORDER

BY: DEPUTY

FILED

MAY 29 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-04|22|2024-0356

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



50.00

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202485000370 2:41 pm 04/22/24
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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

FILED

JUL 19 2024

HUGH NGUYEN, CLERK-RECORDER

PLANNING AREA 30 - LOT 10 MASTER PLAN (FILE NO. 00907841-PMP) AND MASTER
LANDSCAPE AND TRAILS PLAN MODIFICATION (FILE NO. 00908252-PMP)

DEPUTY

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

MAY 16 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H DEPUTY

FILED

APR 22 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H DEPUTY

FILED

MAY 29 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON April 22, 2024

Posted for 30 days

DEPUTY CARINA HERRERA

FILED

JUL 19 2024

HUGH NGUYEN, CLERK-RECORDER

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 19876
Irvine, CA 92620-0576

BY: [Signature] DEPUTY

FILED

County Clerk
County of Orange
PO Box 298
Santa Ana, CA 92702

Attn: Ann Wuu
Principal Planner
T: (949) 724-8882

APR 22 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

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

State Clearinghouse No.: 2005081089

Project Title and File No.: Planning Area 39 - Lot 10 Master Plan (File No. 00907841-PMP) and Master Landscape and Traffic Plan Modification (File No. 00908252-PMP)

Applicant: Irvine Company Apartment Development
550 Newport Center Drive, Newport Beach, CA 92660
Attn: Ryan Stokes, (949) 720-2489

Project Location: Lot 10 in Planning Area 39 in the City of Irvine. Lot 10 encompasses 10.68 gross acres and is located southwest of Encanto and Gitano, and east of Dana.

Project Description: The Project consists of the adoption of Resolution No. 24-3949 approving Master Plan 00907841-PMP with Affordable Housing Plan for the development of 885 residential apartment units on Lot 10, and adoption of Resolution No. 24-3950 approving a Modification (File No. 00908252-PMP) to the Master Landscape and Traffic Plan for Planning Area 39 (Los Olivos).

This is to advise that on April 18, 2024, the Planning Commission of the City of Irvine, California, as lead agency, approved the above-described Resolutions for the Planning Area 39 Lot 10 Master Plan with Affordable Housing Plan, and Modification to the Planning Area 39 Master Landscape and Traffic Plan, and made the following determinations regarding the above described project:

1. An Environmental Impact Report (SOH No. 2005081089) was previously prepared and certified pursuant to the provisions of CEQA.
2. An Addendum to a previously certified EIR (SOH No. 2005081089) was prepared pursuant to Section 15184 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 previously 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, 1 Civic Center Plaza, Irvine CA, 92623.

Ann Wuu, Principal Planner
Name / Title

Signature

Date

FILED

FILED

MAY 29 2024

MAY 16 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

BY: C.H. DEPUTY



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 763.5a

FILED

JUL 19 2024

HUGH NGUYEN, CLERK-RECORDER

Print Start Save

RECEIPT NUMBER:
 30 — 04/22/2024 — 0368
 STATE CLEARINGHOUSE NUMBER (if applicable)
 2005081099

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

DEPUTY

LEAD AGENCY CITY OF IRVINE	LEAD AGENCY EMAIL	DATE 04/22/2024
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202485000970	

PROJECT TITLE

PLANNING AREA 38 — LOT 10 MASTER PLAN (FILE NO. D0807841-PMP) AND MASTER LANDSCAPE AND...

PROJECT APPLICANT NAME IRVINE COMPANY APARTMENT DEVELOPMENT	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 724-6362
PROJECT APPLICANT ADDRESS 650 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 type="checkbox"/> Environmental Impact Report (EIR) | \$1,051.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND) | \$2,818.78 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,877.28 | \$ | 0.00 |

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued check receipt copy)

- | | | | |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

CARINA HERRERA, DEPUTY

FILED

MAY 29 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

FILED

MAY 16 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

POSTED

FILED

JUN 14 2025

JUN 14 2025

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

200685000575 08:08pm 06/14/08

TO/DAY, CLERK-RECORDER

TO/DAY, CLERK-RECORDER

200685000575 08:08pm 06/14/08

88 88 202 201

880.00 43.00 0.00 0.00 0.00 0.00 0.00 0.00

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

From: City of Irvine
One Civic Center Plaza
Irvine, CA 92623-9579

Orange County Clerk
Recorder's Office
12 Civic Center Plaza
Santa Ana, CA 92701

Applicant: Irvine Community Development
550 Newport Center Dr.
Newport Beach, CA 92660

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

Project Title: Planning Areas 18, 39 (Lot 109), 34, and 39 General Plan Amendment/Zone Change Project

2005081099
State Clearinghouse Number
(if submitted to Clearinghouse)

Barry Curtis
Lead Agency
Contact Person

(949) 724-0954
Area Code/Telephone/Extension

Project Location: The proposed project includes PAs 18, 39, and 34, and Lot 109 of PA 33. The proposed project is located in the City of Irvine in Orange County, California. Following is a description of the location of each of the project sites.

- **Planning Area 18:** As part of the proposed project, the current boundary of PA 18 would be modified; the western portion of existing PA 39 would be included as part of PA 18. PA 18, as modified, is a 733-acre planning area bounded by Interstate 405 (I 405) to the north, Laguna Canyon Road (SR 133) to the west, PAs 34 and 39 to the east, and the City of Irvine City limits, which abut the Cities of Laguna Woods and Laguna Hills, to the south east.
- **Planning Area 39:** PA 39, as modified, encompasses 398 acres and is generally bounded by PA 18 to the west, I 405 to the north, Irvine Center Drive to the east, and the proposed extension of Lake Forest Drive and PA 18 to the south.
- **Planning Area 33:** PA 33 is a triangular-shaped area bounded by I-5 to the northwest, I 405 to the south, and SR 133 to the northwest. The portion of PA 33 being changed to allow residential use is Lot 109, a 29-acre also bounded by Alton Parkway, Meridian, and Pacifica.
- **Planning Area 34:** PA 34 is bounded by I 405 to the north, I-5 to the northeast, Irvine Center Drive and Lake Parkway to the west, and Lake Forest Drive to the south.

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JUL 19 2024

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HUGH NGUYEN, CLERK-RECORDER
BY: 

Project Description:

Planning Area 18: A General Plan Amendment and Zone Change are being proposed to allow for the development of a maximum of 750 dwelling units. The current General Plan allows for 200 Medium Density dwelling units and 560 Medium/High Density dwelling units of residential development on both sides on Laguna Canyon Road and adjacent to Vech Creek, on the easterly side of the project. The proposed plan would amend the General Plan to allow for 175 Low Density dwelling units and 575 Medium Density dwelling units. The total number of dwelling units in PA 18 will not be increased. The proposed plan would also reconfigure development within PA 18 away from Vech Creek and Laguna Canyon Road in order to minimize impacts to the sensitive biotic resources in the Vech Creek area and increase the open space along Laguna Canyon Road.

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MAY 29 2024

MAY 16 2024

APR 22 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

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APR 22 2024

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HUGH NGUYEN, CLERK-RECORDER

DEPUTY BY: [Signature]

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51.25	...	51.25
4950.00	...	4950.00
4950.00	...	4950.00
425.00	...	425.00
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1 701	1
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HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

Hugh Nguyen
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601 N. Ross Street
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