

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 0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00
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

Project Title and File No.: Commercial Master Plan (File No. 00775912-PMPC)

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).

30-2019-0787

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

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

Project Description: A Commercial Master Plan to allow construction of a 555,946 square foot office complex within 11 two-story buildings and 4 three-story 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 August 1, 2019, the **Planning Commisison of the City of Irvine**, as lead agency, approved the above-described Commercial Master Plan 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. 2000071014).
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 **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
Name and Title

Stephanie Frady
Signature

August 2, 2019
Date

FILED

POSTED

Governor's Office of Planning & Research

AUG 08 2019

Date received for filing

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
ORANGE COUNTY

AUG 07 2019

FORM 45-02 (Rev. 10/2006)

STATE CLEARINGHOUSE

BY: RR DEPUTY

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: RR DEPUTY



State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/18) Previously DFG 753.5a

[Print](#) [Finalize & Email](#)

RECEIPT NUMBER:
 30-2019 0787
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2000071014

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY: CITY OF IRVINE
 LEAD AGENCY EMAIL: _____
 DATE: 08/07/2019

COUNTY/STATE AGENCY OF FILING: Orange
 DOCUMENT NUMBER: 201985000814

PROJECT TITLE: COMMERCIAL MASTER PLAN (FILE NO. 00775912-PMPC)

PROJECT APPLICANT NAME: IRVINE COMPANY OFFICE PROPERTIES, ATTN: ROGER DEWAMES
 PROJECT APPLICANT EMAIL: _____
 PHONE NUMBER: (949) 724-6375

PROJECT APPLICANT ADDRESS: 111 INNOVATION
 CITY: IRVINE STATE: CA ZIP CODE: 92617

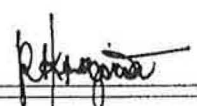
PROJECT APPLICANT (Check appropriate box)
 Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:
 Environmental Impact Report (EIR) \$3,271.00 \$ 0.00
 Mitigated/Negative Declaration (MND)(ND) \$2,354.75 \$ 0.00
 Certified Regulatory Program document (CRP) \$1,112.00 \$ 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: REGINA RIVERA, DEPUTY CLERK

Governor's Office of Planning & Research

AUG 08 2019

STATE CLEARINGHOUSE

Orange County
Clerk-Recorder's Office
Hugh Nguyen

630N Broadway Bldg. 12 Suite
101
92701

County

Finalization: 20190000270253
8/7/19 3:44 pm
340 OR02

Item	Title	Count
------	-------	-------

1	Z01	1
EIR: Exempt or Previously Paid Document ID		Amount

DOC# 201985000814	50.00
Time Recorded 3:44 pm	

Total	50.00
-------	-------

Payment Type	Amount
--------------	--------

Check tendered	50.00
# 3100240036-CK	

Amount Due	0.00
------------	------

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

www.ocrecorder.com



NOTICE OF DETERMINATION

TO: X Office of Planning and Research
State Clearinghouse
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: City of Irvine
Community Development Department
One Civic Center Plaza
Irvine, 92623-9575

#357840

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

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

2656.75

200885000861 04:05pm 08/13/08

92 271 202 201

2606 75 50.00 0.00 0.00 0.00 0.00 0.00 0.00

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

AUG 07 2019

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: RR 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

AUG 13 2008

Date Received For Filing

TOM DALY, CLERK-RECORDER

By: [Signature] DEPUTY

8/12/08
DATE

FILED

AUG 07 2019

POSTED

AUG 13 2008

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: RR DEPUTY

TOM DALY, CLERK-RECORDER

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

Project Applicant Name: 3 zone change 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:

- Environmental Impact Report \$2606.75 \$ 2606.75
- Negative Declaration \$1876.75 \$ _____
- Application Fee Water Diversion (State Water Resources Control Board Only) \$886.25 \$ _____
- Projects Subject to Certified Regulatory Programs \$886.25 \$ _____
- County Administrative Fee \$50.00 \$ 50.00
- Project that is exempt from fees
- Notice of Exemption
- DFG No Effect Determination (Form Attached)

TOTAL RECEIVED \$ 2656.75

Signature and title of person receiving payment:

Keliana Alvarez

WHITE-PROJECT APPLICANT YELLOW-DFG/ASB PINK-LEAD AGENCY GOLDENROD-COUNTY CLERK DFG 753.5a (Rev. 11/07)

ORANGE COUNTY RECORDER
TOM DALY

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

Item Title	Count
1 202 Fish & Game: Env Impact Report	1

1 201 EIR Administrative Fee	1
------------------------------	---

Document ID	Amount
-------------	--------

DOC# 200885000861 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

POSTED

FILED

AUG 07 2019

AUG 07 2019

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: PK DEPUTY

BY: PK DEPUTY

FILED

AUG 07 2019

POSTED

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

DEPUTY NOTICE OF DETERMINATION

AUG 07 2019

BY: RR DEPUTY
 Office of Planning and Research
State Clearinghouse
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: City of Irvine
Community Development Department
One Civic Center Plaza
Irvine, 92623-9575

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

POSTED

FILED

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

SEP 10 2008

SEP 10 2008

TOM DALY, CLERK-RECORDER

TOM DALY, CLERK-RECORDER

By [Signature] DEPUTY

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

State Clearinghouse Number: 2000071014

#357928

Project Title: Planning Area 12/Planning Area 40 General Plan Amendment and Zone Change

Contact Person: Michael Philbrick, Senior Planner Telephone Number: (949) 724-6345

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 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

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

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.
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.

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.

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

[Signature]
Michael Philbrick, AICP, Senior Planner
CITY OF IRVINE COMMUNITY DEVELOPMENT DEPARTMENT

50.00

200885000949 04:04pm 09/10/08

September 10, 2008
DATE

90 160 Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

POSTED

FILED

AUG 07 2019

AUG 07 2019

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: RR

DEPUTY

BY: RR

DEPUTY

Please retain this Receipt
For Your Records

Total	50.00
Payment Type	Amount
Check tendered	50.00
# 904220	
Amount Due	0.00

Document ID	Amount
2019-0000949	50.00
Time Recorded 04:04 PM	

Initialization 20080000203122
09/10/2008 04:04 PM
90 160

ORANGE COUNTY RECORDER
TOM DALY



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

357928

Lead Agency: City of Irvine Date: 8/7/19
 County/State Agency of Filing: Orange County, CA Document No. 357928
 Project Title: Orange County Regional Water Treatment Plant
 Project Applicant Name: The Irvine Company
 Project Applicant Address: 55 Westport Center Dr
 City: Irvine State: CA Zip Code: 92614 Phone Number: (949) 261-2000

Project Applicant (check appropriate box):

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

Check Applicable Fees:

- Environmental Impact Report \$2606.75 \$ _____
 Negative Declaration \$1876.75 \$ _____
 Application Fee Water Diversion (State Water Resources Control Board Only) \$886.25 \$ _____
 Projects-Subject to Certified Regulatory Programs \$886.25 \$ _____
 County Administrative Fee \$50.00 \$ 50.00
 Project that is exempt from fees
 Notice of Exemption
 DFG No Effect Determination (Form Attached)

TOTAL RECEIVED \$ 50.00

Signature and title of person receiving payment:

WRITE-PROJECT APPLICANT

YELLOW-DFG/ASB

PINK-LEAD AGENCY

GOLDENROD-COUNTY CLERK
DFG 753 5e (Rev 11/07)