

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: Hernan DeSantos
Senior Planner
T: 949-724-6441**

FILED

APR 14 2023

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.: 93071051

Project Title and File No.: Vesting Tentative Parcel Map 2022-182 (File No. 00890105-PTP)

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

Applicant: Pirzadeh and Associates, Inc., on behalf of Irvine Company Office Properties
Attn: Peter K. Pirzadeh, 30 Executive Park, Suite 270, Irvine, CA 92614
T: 949-851-1367

Project Location: Planning Area 12 – Oak Creek – The project site is located midway between Jeffrey Road and Sand Canyon Avenue, south of the Interstate (I-5) Freeway, and north of the Orange County Transportation Authority (OCTA) railroad in the City of Irvine, CA 92618.

Project Description: Vesting Tentative Parcel Map 2022-182 to subdivide to subdivide an approximately 35.07-gross-acre property into 16 numbered lots for future non-residential development purposes for Phases 3 and 4 of the Innovation Park office campus. 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.

POSTED

APR 14 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: _____ DEPUTY

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:

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.

Hernan DeSantos, Senior Planner

Name and Title

Signature

April 12, 2023

Date

NOTICE OF DETERMINATION



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

FILED

SEP 16 2020

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] 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. 00816108-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: [Signature] DEPUTY

FILED

APR 14 2023

HUGH NGUYEN, CLERK-RECORDER

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

[Signature of Stephanie Frady]

September 11, 2020

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



3393.25

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202085000735 3:28 pm 09/16/20

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POSTED

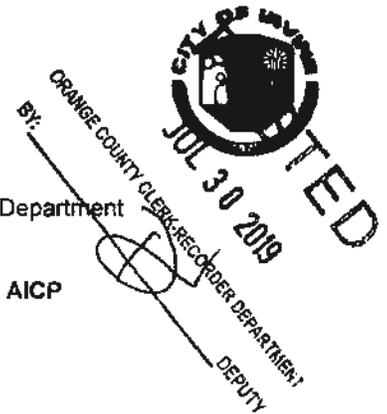
Date received for filing at OPR:

APR 14 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

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.: 2000071014

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

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

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 vesting tentative parcel map to subdivide one parcel into four parcels to allow future office development (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.

30-2019-0749

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:

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 re-affirmed for this project.
5. A statement of Overriding Considerations **was** adopted for the previous EIR and re-affirmed for this project.
6. Findings **were** made pursuant to the provisions of CEQA for the previously approved project and re-affirmed for this project.

FILED
APR 14 2023

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

Stephanie Frady
Signature

July 30, 2019

FILED

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



POSTED

JUL 30 2019

201985000769 11:44 am 07/30/19

APR 14 2023

FORM 45-12 (Rev. 10/2008)
ORANGE COUNTY CLERK-RECORDER DEPARTMENT

381 304 Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

BY: _____ DEPUTY

POSTED

JUL 30 2019

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

NOTICE OF DETERMINATION

BY: 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

POSTED

FILED

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

SEP 10 2008

SEP 10 2008

By: [Signature] TOM DALY, CLERK-RECORDER
DEPT. JT.

TOM DALY, CLERK-RECORDER

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

FILED

APR 14 2023

BY: [Signature] HUGH NGUYEN, CLERK-RECORDER
DEPUTY

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

FILED

200885000949 04:04pm 09/10/08
90 160 Z01
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POSTED
DATE 10/2008

JUL 30 2019

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: [Signature] DEPUTY

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: [Signature]

NOTICE OF DETERMINATION

#357840

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

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

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

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 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, 200,000 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 DEPUTY

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.

FILED
APR 14 2023
HIGH NGUYEN, CLERK-RECORDER
DEPUTY
ORANGE COUNTY CLERK-RECORDER DEPARTMENT
JUL 30 2019
POSTED

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

FILED

POSTED

DATE RECEIVED
JUL 30 2019

AUG 13 2008

AUG 13 2008

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: [Signature] DEPUTY

By: [Signature] DEPUTY
TOM DALY, CLERK-RECORDER

8/12/08
DATE
POSTED

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: _____ DEPUTY

By: [Signature] DEPUTY
TOM DALY, CLERK-RECORDER

APR 14 2023

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
1	202	1
EIR: Environmental Impact Report		
Document ID		Amount
DOC# 202085000735		3393.25
Time Recorded 3:28 pm		

Total	3393.25
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Payment Type	Amount
Check tendered # 3100365056	3393.25

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

www.ocrecorder.com



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

County

Finalization: 20230000101256
4/14/23 12:10 pm
414 OR03A

Item	Title	Count
1	201	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





State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER:
 30 — 04/14/2023 — 0281
 STATE CLEARINGHOUSE NUMBER (if applicable)
93071051

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF IRVINE COMMUNITY DEVELOPMENT DEPARTMENT	LEAD AGENCY EMAIL	DATE 04/14/2023
COUNTY/STATE AGENCY OF FILING Orange <input checked="" type="checkbox"/>	DOCUMENT NUMBER 2023850000286	

PROJECT TITLE

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

PROJECT APPLICANT NAME <small>PIRZADEH AND ASSOCIATES, INC ON BEHALF OF IRVINE COMPANY OFFICE PROPERTIES ATT: PETER K PIRZADEH</small>	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 724-6441
PROJECT APPLICANT ADDRESS 30 EXECUTIVE PARK SUITE 270	CITY IRVINE	STATE CA
		ZIP CODE 92614

PROJECT APPLICANT (Check appropriate box)

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

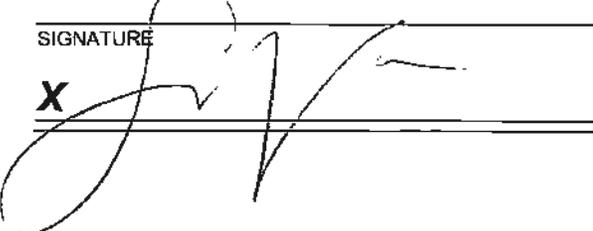
CHECK APPLICABLE FEES:

- 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 \$1,203.25 \$ _____ 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 	AGENCY OF FILING PRINTED NAME AND TITLE DEPUTY CLERK, SANDRA VALENCIA LOPEZ
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ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

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



50.00

202385000286 12:10 pm 04/14/23

414 OR03A Z01

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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 14 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

FILED

APR 14 2023

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] 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.

18220-04-14-2023-0281