

# 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.:** 93071051

**Project Title and File No.:** Planning Area 12 Zone Change (File No. 00800352-PZC)

**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 (PA) 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:** Zone Change to amend the text of Chapter 3-37 of the Irvine Zoning Ordinance, which provides the allowed uses and development standards for the various zoning designations, and Chapter 9-12, which provides specific development standards for PA 12 – Oak Creek. The Project would (1) change the zoning designation for the vacant land between the Oak Creek Golf Course and former Traveland site from 5.4B General Industrial to 5.5H Medical & Science, (2) result in a net decrease of 381,277 square feet of non-residential development intensity for PA 12, and (3) replace the current Trip Monitoring Program with a Development Monitoring Program. 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.

This is to advise that on November 24, 2020, the **City of Irvine City Council**, as lead agency, approved the above-described Zone Change 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

**November 24, 2020**

Date





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
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1	Z02	1
EIR: Environmental Impact Report		

Document ID	Amount
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DOC# 202085000735	3393.25
Time Recorded 3:28 pm	

Total	3393.25
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Payment Type	Amount
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Check tendered	3393.25
# 3100365056	

Amount Due	0.00
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