

# 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.:** Commercial Master Plan (File No. 00808253-PMP) and Modification (File No. 00816048-PMPC) to approved Commercial Master Plan 00775912-PMP

**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:** Commercial Master Plan 00808253-PMP for the second half of the Innovation Park office campus with a variance from building setback requirements for freestanding trash and bicycle storage enclosures and administrative relief from landscape setback requirements. Modification (File No. 00816048-PMPC) to approved Commercial Master Plan 00775912-PMP to implement revisions to the first half of the office campus, which include drive aisle, square footage, phasing, and landscaping modifications. The office campus will total 1,045,000 sf upon completion. 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 (PA) 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 resolutions approving the Project.

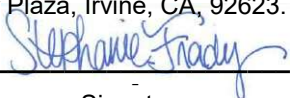
This is to advise that on December 3, 2020, the **City of Irvine Planning Commission**, as lead agency, approved the above-described Project and made the following determinations regarding the project:

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

**December 3, 2020**

Date

Date received for filing at OPR:

FORM 45-02 (Rev. 10/2006)



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
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. 00816106-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

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]

September 11, 2020

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



3393.25

\* \$ R 0 0 1 2 0 4 2 8 7 2 \$ \*

202085000735 3:28 pm 09/16/20

41 VitIdx Z02

0 00 50 00 0 00 0 00 0 00 0 00 0 00 0 00 0 00

Date received for filing at OPR:



State of California - Department of Fish and Wildlife  
**2020 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/18) Previously DFG 753.5a

**Print**    **StartOver**    **Finalize&Email**

RECEIPT NUMBER:  
 30-2020 0714  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 93071051

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY <b>CITY OF IRVINE</b>	LEAD AGENCY EMAIL	DATE <b>09/16/2020</b>
COUNTY/STATE AGENCY OF FILING <b>Orange</b>	DOCUMENT NUMBER <b>202085000735</b>	

PROJECT TITLE  
**VESTING TENTATIVE PARCEL MAP 2019-177 (FILE NO. 00816106-PTP)**

PROJECT APPLICANT NAME <b>IRVINE COMPANY, ATTN: JEFF DAVIS</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(949) 724-6375</b>
PROJECT APPLICANT ADDRESS <b>550 NEWPORT CENTER DRIVE</b>	CITY <b>NEWPORT BEACH</b>	STATE <b>CA</b>
		ZIP CODE <b>92660</b>

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 (EIR)	\$3,343.25	\$	<u>3,343.25</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,406.75	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,136.50	\$	<u>0.00</u>
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee		\$	<u>50.00</u>
<input type="checkbox"/> Other		\$	<u>          </u>

PAYMENT METHOD:

Cash   
  Credit   
  Check   
  Other

**TOTAL RECEIVED**    \$    3,393.25

SIGNATURE <i>X Hazel L. Bennett</i>	AGENCY OF FILING PRINTED NAME AND TITLE <b>HAZEL L. BENNETT, DEPUTY CLERK</b>
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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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THANK YOU  
PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS

[www.ocrecorder.com](http://www.ocrecorder.com)

