

# 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.

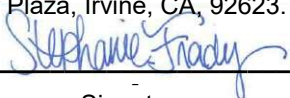
This is to advise that on December 3, 2020, the **City of Irvine Planning Commission**, as lead agency, approved the above-described Project and made the following determinations regarding the project:

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)





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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