



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: Stacy Tran
Senior Planner
949-724-6316

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

State Clearinghouse No.: 2005081099

Project Title and File No.: Master Plan (File No. 00840832-PMP) and Park Plan Modification (00840850-PPK) for development of 330 apartment units in Planning Area 39.

Applicant: Irvine Company, 550 Newport Center Drive, Newport Beach, CA 92660, Attn: Sean Valentine (949) 720-2556

Project Location: The project site is located in the City of Irvine, County of Orange, known as Planning Area 39 at the northeast corner of Encanto and Dana (Lot 4 of Tract 18132).

Project Description: Irvine Company submitted development applications in support of 330 apartment units located on a vacant 5-acre parcel in Planning Area 39 (Los Olivos). Applications include a master plan which provides detailed plans of site layout, building placement, architecture, and floor plans. The park plan demonstrates compliance with park requirements which does not include new park land/amenities, but rather payment of in-lieu fees towards community park requirements.

This is to advise that on **April 7, 2022**, the **Planning Commission of the City of Irvine, California, as lead agency**, approved Master Plan (File No. 00840832-PMP) and Park Plan Modification (File No. 00840850-PPK) and has made the following determinations regarding the project:

1. The project **will not** have a significant effect on the environment.
2. An Addendum to a previously certified Environmental Impact Report (SCH No.: 2005081099) was prepared pursuant to Section 15164 of the State of California Environmental Quality Act Guidelines and concluded that the proposed project will not have any new significant effects on the environment that was not previously identified in the in EIR. The project's effects are covered in the EIR and all feasible mitigation measures from the EIR have been incorporated into the project approval.
3. New mitigation measures **were not** made a condition of the approval of the project.
4. New mitigation reporting or monitoring plan **was not** adopted for this project.
5. A Statement of Overriding Considerations **was not** adopted for this project.
6. Findings **were** made pursuant to the provisions of CEQA.

This is to certify that the Addendum and Previously Certified EIR is available to the general public at the City of Irvine City Hall, Community Development Department, One Civic Center Plaza, Irvine, CA 92623.

Stacy Tran, Senior Planner

April 11, 2022

Name and Title

Signature

Date

Date received for filing at OPR:

FORM 45-09 (Rev. 10/2006)

POSTED

FILED

JUN 14 2006

JUN 14 2006

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

893.00

200685000575 03:08pm 06/14/06

TOM DALY, CLERK-RECORDER

TOM DALY, CLERK-RECORDER

By

[Signature]

DEPUTY

[Signature]

DEPUTY

Notice of Determination

90 86 202 201

850.00 43.00 0.00 0.00 0.00 0.00 0.00 0.00

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

From: City of Irvine
One Civic Center Plaza
Irvine, CA 92623-9575

X Orange County Clerk
Recorder's Office
12 Civic Center Plaza
Santa Ana, CA 92701

*Applicant: Irvine Community Development Company
550 Newport Center Dr.
Newport Beach, CA 92660*

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

Project Title: Planning Areas 18, 33 (Lot 109), 34, and 39 General Plan Amendment/Zone Change Project

2005081099
State Clearinghouse Number
(If submitted to Clearinghouse)

Barry Curtis
Lead Agency
Contact Person

(949) 724-6354
Area Code/Telephone/Extension

Project Location: The proposed project includes PAs 18, 39, and 34, and Lot 109 of PA 33. The proposed project is located in the City of Irvine in Orange County, California. Following is a description of the location of each of the project sites.

- **Planning Area 18:** As part of the proposed project, the current boundary of PA 18 would be modified; the western portion of existing PA 39 would be included as part of PA 18. PA 18, as modified, is a 753-acre planning area bounded by Interstate 405 (I 405) to the north, Laguna Canyon Road (SR 133) to the west, PAs 34 and 39 to the east, and the City of Irvine City limits, which abut the Cities of Laguna Woods and Laguna Hills, to the southeast.
- **Planning Area 39:** PA 39, as modified, encompasses 398 acres and is generally bounded by PA 18 to the west, I 405 to the north, Irvine Center Drive to the east, and the proposed extension of Lake Forest Drive and PA 18 to the south.
- **Planning Area 33:** PA 33 is a triangular-shaped area bounded by I-5 to the northeast, I 405 to the south, and SR 133 to the northwest. The portion of PA 33 being changed to allow residential use is Lot 109, a 29-acre site bounded by Alton Parkway, Meridian, and Pacifica.
- **Planning Area 34:** PA 34 is bounded by I 405 to the north, I-5 to the northeast, Irvine Center Drive and Bake Parkway to the west, and Lake Forest Drive to the south.

Project Description:

Planning Area 18: A General Plan Amendment and Zone Change are being processed to allow for the development of a maximum of 750 dwelling units. The current General Plan allows for 200 Medium Density dwelling units and 550 Medium/High Density dwelling units of residential development on both sides on Laguna Canyon Road and adjacent to Veeh Creek, on the easterly side of the project. The proposed plan would amend the General Plan to allow for 175 Low Density dwelling units and 575 Medium Density dwelling units. The total number of dwelling units in PA 18 will not be increased. The proposed plan would also reconfigure development within PA 18 away from Veeh Creek and Laguna Canyon Road in order to minimize impacts to the sensitive biotic resources in the Veeh Creek area and increase the open space along Laguna Canyon Road.

FILED

AUG 11 2009

TOM DALY, CLERK-RECORDER

By

[Signature]

DEPUTY

POSTED

AUG 11 2009

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By

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DEPUTY

276980



STATE OF CALIFORNIA - THE RESOURCES AGENCY
 DEPARTMENT OF FISH AND GAME
 ENVIRONMENTAL FILING FEE RECEIPT
 (REG 75334 (8-07))

Lead Agency: CITY OF IRVINE
 County/State Agency of Filing: CITY OF IRVINE
 Project Title: PLANNING AREA 1833 DEVELOPMENT AND ORIGINAL FISH AND GAME
 Project Applicant Name: PLANNING AREA 1833 DEVELOPMENT AND ORIGINAL FISH AND GAME
 Project Applicant Address: 550 Newport Center Dr. Newport Beach, CA 92660

Date: 6-14-06
 Document No.: 85000513
 Phone Number: 949 224-0535

Project Applicant (check appropriate box):
 Local Public Agency
 State Agency
 School District
 Private Entity
 Other Special District

CHECK APPLICABLE FEES:

- Environmental Impact Report
- Negative Declaration
- Application Fee/Water Diversion (State-Water Resources Control Board Only)
- Projects Subject to Certified Regulatory Programs
- County Administrative Fee
- Project that is exempt from fees

Signature and title of person receiving payment:
DANIEL R. ROSTE
 TITLE: PLANNING AREA 1833 DEVELOPMENT AND ORIGINAL FISH AND GAME

WHITE-PROJECT APPLICANT YELLOW-DEVELOPER PINK-LEAD AGENCY GOLDENROD-STATE AGENCY OF FILING

\$850.00 \$ 850.00
 \$1,250.00 \$
 \$850.00 \$
 \$850.00 \$
 \$25.00 \$ 43.00
 TOTAL RECEIVED \$

FILED

AUG 11 2009

TOM DALY, CLERK-RECORDER

By RV DEPUTY

ORANGE COUNTY RECORDER
TOM DALY

Finalization 20060000155204
06/14/2006 03:08pm
90 86

Item Title	Count
1 Z02 Fish & Game: Env Impact Report	1
1 Z01 EIR Administrative Fee	1

Document ID Amount
 DOC# 200605000575 893.00
 Time Recorded 03:08 pm

Total	893.00
Payment Type	Amount
Check tendered # 412256	893.00
Amount Due	0.00

Thank You
Please Retain This Receipt
For Your Records

POSTED

AUG 11 2009

TOM DALY, CLERK-RECORDER

By RV DEPUTY