



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-09/10/2025-0679

202585000866

FILED

September 10, 2025

HUGH NGUYEN

CLERK - RECORDER

By Shura
Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

PLANNING AREA 25 (UNIVERSITY RESEARCH PARK) GENERAL PLAN AMENDMENT
00920015-PGA, FIRST READING OF ZONE CHANGE 00920016-PZC, AND FIRST READING OF
DEVELOPMENT AGREEMENT 00948649-PDA

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):

FILED IN THE OFFICE OF THE ORANGE

COUNTY CLERK-RECORDER ON September 10, 2025

Posted for 30 days

DEPUTY 461

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.

NOTICE OF DETERMINATION

TO: ☒ State of California
Office of Land Use and
Climate Innovation
1400 Tenth Street
Sacramento, CA 95814

☒ 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: Eric Martin
Senior Planner
T: (949) 724-7519

FILED

SEP 10 2025

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.: 2023070463

Project Title and File No.: **Planning Area 25 (University Research Park) General Plan Amendment 00920015-PGA, First Reading of Zone Change 00920016-PZC, and First Reading of Development Agreement 00948649-PDA**

Applicant: Irvine Company Apartment Development
550 Newport Center Drive, Newport Beach, CA 92660
Attn: Kevin Martin, (949) 720-2659

Project Location: Planning Area (PA) 25 in the City of Irvine. The Project area encompasses approximately 131 acres generally located west of Academy Way, south of University Drive, and east of MacArthur Boulevard.

Project Description: The Project consists of a General Plan Amendment to redesignate 131 acres of land from Research/Industrial to Multi-Use on the General Plan land use map and amend General Plan Land Use Element Tables A-1, A-1-1, and A-2 to establish a maximum dwelling unit cap of 2,500 residential units for Planning Area 25. The following ordinances were introduced for First Reading: (1) Zone Change to rezone land from 5.5 Medical and Science to 3.1I Multi-use and amend Sections 3-3-1, 3-37-17, and Chapter 9-25 of the Irvine Zoning Ordinance to establish a maximum residential unit cap of 2,500 dwelling units, add development standards relative to residential development, and create land use regulations for the 3.1I Multi-Use Zone for Planning Area 25; and (2) Development Agreement to establish public benefits and affordable housing requirements associated with the development of 2,500 dwelling units within Planning Area 25.

This is to advise that on September 9, 2025, the **City Council of the City of Irvine, California**, as lead agency, approved the above-described General Plan Amendment, and introduced for First Reading the proposed Zone Change and Development Agreement ordinances, and made the following determinations regarding the above described-project:

1. An Environmental Impact Report for the City of Irvine 2045 General Plan Update (SCH No. 2023070463) **was** previously prepared and certified pursuant to the provisions of CEQA.
2. An Addendum to a previously certified EIR (SCH No. 2023070463) was prepared pursuant to Section 15164 of the State CEQA Guidelines and concluded that the proposed project **will not** have any new or substantially more severe significant effects on the environment that were not previously identified in the EIR. The project's effects were analyzed in the EIR and Addendum 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 this project.
4. A 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, with comments, responses, and record of project approvals, are available to the general public at the City of Irvine City Hall, Community Development Department, 1 Civic Center Plaza, Irvine CA, 92623.

Eric Martin, Senior Planner
Name / Title


Signature

9/10/2025
Date



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

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



4051.25

202485000700 3:28 pm 08/14/24

484 SC3A Z02

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

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

Irvine 2045 General Plan Update

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):

FILED

SEP 10 2025

HUGH NGUYEN, CLERK-RECORDER

BY: SP DEPUTY

FILED

AUG 14 2024

HUGH NGUYEN, CLERK-RECORDER

BY: JN DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON _____

Posted for 30 days

DEPUTY JN

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.

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St., Rm 113

Sacramento, CA 95814

From:

Public Agency: City of Irvine

Address: 1 Civic Center Plaza

Irvine CA. 92606

Contact: Alyssa Matheus

Phone: (949) 724-6397

☒ County Clerk

County of: Orange

Address: 24031 El Toro Road

Laguna Hills, CA 92653

FILED

SEP 10 2025

HUGH NGUYEN, CLERK-RECORDER

Lead Agency (if different from above):

Address: _____

Contact: _____

Phone: _____

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2023070463

Project Title: Irvine 2045 General Plan Update

Project Applicant: City of Irvine

Project Location (include county): City of Irvine, Orange County

Project Description:

The City is required to update the General Plan to accommodate the City's Regional Housing Needs Assessment (RHNA) of 23,610 units identified in the 2021-2029 Housing Element. To ensure consistency with housing statute, the Housing Element identified adequate sites to accommodate 57,656 new residential units. The project would accommodate these units through the introduction of overlay zones that would promote higher density residential and residential mixed-use in three focus areas.

Focus Area 1 consists of the Greater Irvine Business Complex Area (Planning Area 36 [Irvine Business Complex] and Planning Area 19 [Rancho San Joaquin]), and would allow for an additional 15,000 units.

Focus Area 2 consists of the Greater Spectrum Area (Planning Area 13 [Irvine Spectrum 4], Planning Area 31 [Irvine Spectrum 6], Planning Area 32 [Irvine Spectrum 3], Planning Area 33 [Irvine Spectrum Center], and a portion of Planning Area 12 [Oak Creek]), and would allow for an additional 26,607 residential units.

Focus Area 3 consists of the Great Park Neighborhood Transit Village (Planning Area 51 [Great Park Neighborhood]), and would allow for 5,252 residential units.

The project would also allow for the development of 8,536 new units throughout the City, and accounts for 2,261 units associated with recently approved housing projects. In total the project would accommodate 57,656 units.

As part of this project, adjustments will be made to all existing General Plan elements (excluding the Housing Element). With the implemented changes, the contents of the Irvine 2045 General Plan Update are as follows: Introduction, Land Use Element, Circulation Element, Conservation and Open Space Element, Environmental Protection and Climate Action Element, Safety Element, Noise Element, and the Housing Element (not a part of the project due to previous adoption, but a required component of the General Plan).

The project also includes non-residential land uses in the Irvine Great Park (including a botanical garden, a veteran's memorial garden, a library, a discovery center, two museums, a 65-acre central park area, an accessory restaurant use, an aquatic center, an all-wheel park, and pickleball courts), as well as the extension of the Ada roadway from its current terminus in the parking lot of the Irvine train station to meet the future Marine Way extension north of the railroad tracks.

Authority Cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

FILED

AUG 14 2024

HUGH NGUYEN, CLERK-RECORDER

Notice of Determination

Appendix D

This is to advise that the City of Irvine has approved the above

(☒ Lead Agency or ☐ Responsible Agency)

described project on August 13, 2024 and has made the following determinations regarding the above

(date)

described project.

1. The project ☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations ☒ was ☐ was not] adopted for this project.
6. Findings ☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City website: <https://www.cityofirvine.org/community-development/current-environmental-reviews>

Signature (Public Agency): Alysa Mathews Title: Principal Planner

Date: August 14, 2024

Date Received for filing at OPR: _____

FILED

SEP 10 2025

HUGH NGUYEN, CLERK-RECORDER

BY: SL DEPUTY

FILED

AUG 14 2024

HUGH NGUYEN, CLERK-RECORDER

BY: JW DEPUTY

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

County

Finalization: 20240000221968
8/14/24 3:28 pm
484 SC3A

Item	Title	Count
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1	202	1
EIR: Environmental Impact Report		

Document ID	Amount
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DOC# 202485000700	4051.25
Time Recorded 3:28 pm	

FILED

SEP 10 2025

HUGH NGUYEN, CLERK-RECORDER

BY: SL DEPUTY

Total	4051.25
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Payment Type	Amount
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Credit Card tendered	4051.25
# 022183	

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

WWW.OCCLERKRECORDER.COM





State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

30 — 08/14/2024 — 0694

STATE CLEARINGHOUSE NUMBER (If applicable)

2023070463

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF IRVINE	LEAD AGENCY EMAIL	DATE 08/14/2024
COUNTY/STATE AGENCY OF FILING Orange		DOCUMENT NUMBER 202485000700
PROJECT TITLE		

IRVINE 2045 GENERAL PLAN UPDATE

PROJECT APPLICANT NAME CITY OF IRVINE	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 724-6397
PROJECT APPLICANT ADDRESS 1 CIVIC CENTER PLAZA	CITY IRVINE	STATE CA
	ZIP CODE 92606	

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	\$4,051.25	\$ 4,051.25
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$ 0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$ 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		\$
☐ Other		\$

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other TOTAL RECEIVED \$ 4,051.25

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE CARINA HERRERA, DEPUTY
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FILED

SEP 10 2025

HUGH NGUYEN, CLERK-RECORDER

BY: DEPUTY



State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE**CASH RECEIPT**

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

30 — 09/10/2025 — 0679

STATE CLEARINGHOUSE NUMBER (If applicable)

2023070463

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF IRVINE

LEAD AGENCY EMAIL

DATE

09/10/2025

COUNTY/STATE AGENCY OF FILING

Orange

DOCUMENT NUMBER

202585000866

PROJECT TITLE

PLANNING AREA 25 (UNIVERSITY RESEARCH PARK) GENERAL PLAN AMENDMENT 00920015-PGA, FIRST READING OF ZONE CHANGE 00920016-PZC, AND FIRST READING OF DEVELOPMENT AGREEMENT 00948649-PDA

PROJECT APPLICANT NAME

IRVINE COMPANY APARTMENT DEVELOPMENT

PROJECT APPLICANT EMAIL

PHONE NUMBER

(949) 720-2659

PROJECT APPLICANT ADDRESS

550 NEWPORT CENTER DRIVE

CITY

STATE

ZIP CODE

NEWPORT BEACH CA

92660

PROJECT APPLICANT (Check appropriate box)☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity**CHECK APPLICABLE FEES:**

☐ Environmental Impact Report (EIR)	\$4,123.50	\$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	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
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☒ County documentary handling fee		\$	50.00
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☐ Other		\$	
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PAYMENT METHOD:☐ Cash ☒ Credit ☐ Check ☐ Other**TOTAL RECEIVED** \$ 50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

SARAH LUNA, DEPUTY CLERK