**ORANGE COUNTY**
**CLERK-RECORDER**
**CEQA FILING COVER SHEET**

30-10/15/2025-0786

202585000993

**FILED**

**October 15, 2025**

HUGH NGUYEN

CLERK - RECORDER

By _____

Deputy clerk

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

**TYPE OR PRINT CLEARLY**

**Project Title**

APPROVE RESOLUTION AND AGREEMENTS FOR SALE OF PROPERTY TO THE CITY OF IRVINE

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**Check Document being Filed:**

- [ ] Environmental Impact Report (EIR)
- [ ] Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- [x] Notice of Exemption (NOE)
- [ ] Other (Please fill in type):

**FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK-RECORDER ON** 10/15/2025

**Posted** 10/15/2025 **Removed** _____

**Returned to agency on** _____

**DEPUTY** 483

**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.**

Docusign Envelope ID: 7E4AEDD8-3D6F-4079-92EA-A3D11206CA24

ORANGE COUNTY OC Public Works

# CEQA NOTICE OF EXEMPTION

**To:** County Clerk, County of Orange

**From:** County of Orange
OC Public Works, Development Services/Planning

Public Project Number (PP): PP-25-0128

**Project Title:** Approve Resolution and Agreements for Sale of Property to the City of Irvine

**Project Location(s):** Two Parcels adjacent to the Bee Canyon Access Road, Irvine, CA

**Project Description:** The project consists of the sale of two County-owned parcels of land in the City of Irvine, totaling approximately 2 acres (Notch Parcels), to the City of Irvine for its proposed Gateway Village residential development. The Notch Parcels are County excess roadway surplus land that are adjacent to the Bee Canyon Access Road but are not part of the roadway or the road right-of-way and are not necessary for the County's use (See Exhibit A: Bee Canyon Edge Condition Study Plan for the Notch Parcels in blue and green). The sale of the Notch Parcels will be processed through an Option to Purchase Agreement, Purchase and Sale Agreement and Joint Escrow Instructions, and an Addendum to Implementation Agreement #2 between the County and the City of Irvine with respect to the long-term development and use of the County's properties at El Toro.

**Name of Public Agency Approving Project:** Board of Supervisors

**Name of County Agency Carrying-Out Project:** County Executive Office/Real Estate

**Address of County Agency:** 400 W. Civic Center Drive, Santa Ana, CA 92701

FILED

OCT 15 2025

HUGH NGUYEN, CLERK-RECORDER

BY: KD DEPUTY

**Exempt Status:**

- ☐ Ministerial (Guidelines Section No. 15268)
- ☐ Emergency Project (Guidelines Section No. 15269)
- ☐ Common Sense (Guidelines Section No. 15061(b)(3))
- ☐ Statutory Exemption: State Code number:
- ☒ Categorical Exemption: Section 15312 – Class 12 – Surplus Government Property Sales
- ☐ Other Exemption:

**Reason(s) why project is exempt:** The exemption provides for the sale of surplus government property that is not within an area of statewide, regional or areawide concern.

**Date of Decision:** 10/14/2025

**CEQA Contact Person:** Virginia Gomez, Senior Planner Phone: 714-667-1614

**Project Manager Signature:** Susan Evans
5528810B74CC4DF...

**Name:** Susan Evans

**Title:** Land Development Manager

**Fish & Game Fees:** Pursuant to Section 711.4 (c) (2)(A) of the California Fish and Game Code, this project is exempt from the required fees, as it is exempt from CEQA. Filing Fee is exempt per Government Code Section 6103.
Form Rev. 3.12.20

County Administration South
601 North Ross Street
Santa Ana, California 92701

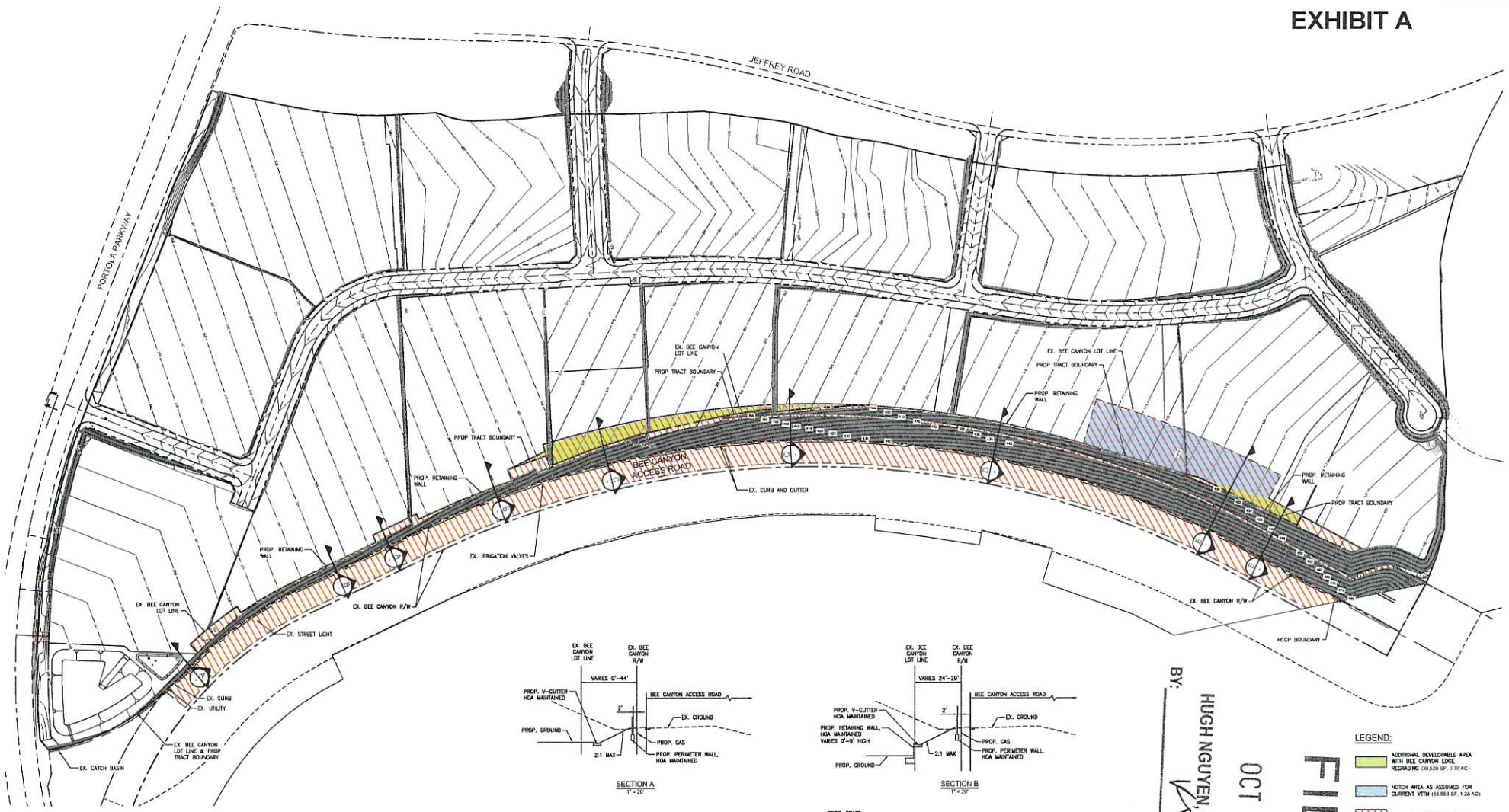
P.O. Box 4048
Santa Ana, CA 92702-4048

(714) 667-8800

info@ocpw.ocgov.com

OCPublicWorks.com

# EXHIBIT A



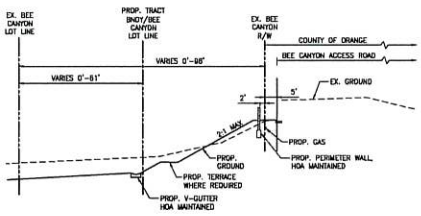




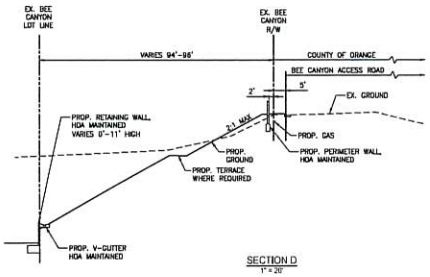
SECTION A
1" = 20'



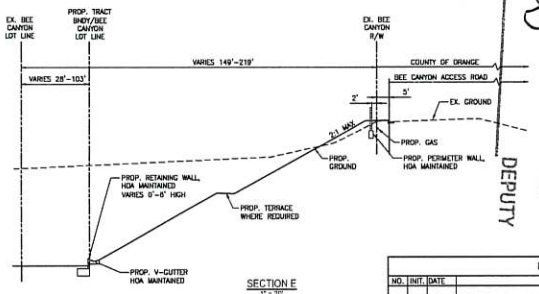

SECTION B
1" = 20'




SECTION C
1" = 20'




SECTION D
1" = 20'




SECTION E
1" = 20'

BY: HUGH NGUYEN, CLERK-RECORDER
DEPUTY

OCT 15 2025

FILED

LEGEND:

- ADDITIONAL DEVELOPABLE AREA WITH BEE CANYON EDGE REGRADING (30,528 SF, 0.70 AC)
- NOTCH AREA AS ASSUMED FOR CURRENT VTTM (55,556 SF, 1.28 AC)
- FUEL MODIFICATION EASEMENT

100' 0' 50' 100' 200'
SCALE: 1" = 100'

GATEWAY VILLAGE

BEE CANYON
EDGE CONDITION STUDY

| REVISIONS | | | | | |
|---|---|---|---|---|---|
| NO. | INIT. | DATE | DESCRIPTION | APP'D | DATE |
| | | | | | |

FUSCOE ENGINEERING
15535 Sand Canyon Ave, Suite 100
Irvine, California 92618
949.474.1960
fuscoe.com

JOB NO. 0308-092
DATE MAY 22, 2025
SHEET 1 of 1

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 | Start Over | Save

RECEIPT NUMBER:
30-10/15/2025-0786

STATE CLEARINGHOUSE NUMBER *(If applicable)*

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

| LEAD AGENCY | LEAD AGENCY EMAIL | DATE |
|---|---|---|
| OCPW, DEVELOPMENT SERVICES | | 10/15/2025 |

| COUNTY/STATE AGENCY OF FILING | DOCUMENT NUMBER |
|---|---|
| ORANGE COUNTY | 202585000993 |

PROJECT TITLE

APPROVE RESOLUTION AND AGREEMENTS FOR SALE OF PROPERTY TO THE CITY OF IRVINE

| PROJECT APPLICANT NAME | PROJECT APPLICANT EMAIL | | PHONE NUMBER |
|---|---|---|---|
| COUNTY EXECUTIVE OFFICE/REAL ESTATE | | | (714) 667-1614 |
| **PROJECT APPLICANT ADDRESS** | **CITY** | **STATE** | **ZIP CODE** |
| 400 W. CIVIC CENTER DRIVE | SANTA ANA | CA | 92701 |

**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 | $ |
| ☐ Mitigated/Negative Declaration (MND)(ND) | $ 2,968.75 | $ |
| ☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW | $ 1,401.75 | $ |

☒ 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 | $ |
| ☐ County documentary handling fee | $ 50.00 | $ |
| ☐ Other | | $ |

**PAYMENT METHOD:**

☐ Cash ☐ Credit ☐ Check ☐ Other **TOTAL RECEIVED** $ 0.00

| SIGNATURE | AGENCY OF FILING PRINTED NAME AND TITLE |
|---|---|
| X | Kalci Do Deputy Clerk |

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)