



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

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



50.00

\* \$ R 0 0 1 5 1 4 9 3 5 8 \$ \*  
202485000824 11:20 am 09/13/24  
135 SC1A Z01  
0.00 50.00 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

Planning Area (PA) 1 (formerly known as Plannin Areas 1 and 2) is bounded by the Lomas de Santiago Ridge to the north, Jeffrey Road to the east, State route 261 to the west, and prtola parkway to the south, Neighborhood 4 (N4) is located north of the intersection of Portola Parkway and Jeffrey Road. Rattlesnake reservoir is located adjacent to the northern coundry of N4

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 13 2024

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON September 13, 2024

Posted for 30 days

DEPUTY Roberto Uriostegui

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 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: Erica S. Hong  
Senior Planner  
T: (949) 724-6359

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

State Clearinghouse No.: 2004041080

Project Title and File No.: **Planning Area 1 (Orchard Hills) -- Major Modification to Master Plan for Tract 19020 (File No. 00929816-PMP), Major Modification to Master Plan for Tract 19180 (File No. 00928873-PMP), Major Modification to Master Plan for Tract 19181 (File No. 00929010-PMP), and Major Modification to Master Plan for Tract 19182 (File No. 00930036-PMP) in Neighborhood 4**

Applicant: Irvine Company Community Development  
550 Newport Center Drive, Newport Beach, CA 92660  
Attn: Ryan Rasmussen, (949) 422-5561

Project Location: Planning Area (PA) 1 (formerly known as Planning Areas 1 and 2) is bounded by the Lomas de Santiago Ridge to the north, Jeffrey Road to the east, State Route 261 to the west, and Portola Parkway to the south. Neighborhood 4 (N4) is located north of the intersection of Portola Parkway and Jeffrey Road. Rattlesnake Reservoir is located adjacent to the northern boundary of N4.

Project Description: The Project consists of (1) adoption of Resolution No. 24-3974 approving Modification 00929816-PMP to Master Plan 00874541-PMP for the development of 89 detached single-family residences within Tract 19020 including alternative setbacks for side yards on certain lots; (2) adoption of Resolution No. 24-3975 approving Modification 00928873-PMP to Master Plan 00873726-PMP for the development of 135 detached single-family residences within Tract 19180 including alternative setbacks for side yards on certain lots and administrative relief for visitor parking distances; (3) adoption of Resolution No. 24-3976 approving Modification 00929010-PMP to Master Plan 00873724-PMP for the development of 137 detached single-family residences within Tract 19181 including alternative setbacks for the side and rear yards on certain lots; and (4) adoption of Resolution No. 24-3977 approving modification 00930036-PMP to Master Plan 00874542-PMP for the development of 159 detached single-family residences within Tract 19182 including alternative setbacks for side yards on certain lots and administrative relief for visitor parking distances.

FILED

SEP 13 2024

HUGH NGUYEN, CLERK-RECORDER

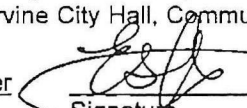
BY:  DEPUTY

This is to advise that on September 5, 2024, the **Planning Commission of the City of Irvine, California**, as lead agency, approved the above-described Resolutions for Major Modifications to the Master Plans for Tracts 19020, 19180, 19181, and 19182, and made the following determinations regarding the above described-project:

1. An Environmental Impact Report (SCH No. 2004041080) **was** previously prepared and certified pursuant to the provisions of CEQA.
2. An Addendum to a previously certified EIR (SCH No. 2004041080) was prepared pursuant to Section 15164 of the State CEQA Guidelines and concluded that the proposed project **will not** have any new or 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.

Erica S. Hong, Senior Planner  
Name / Title

  
Signature

9/6/24  
Date

# NOTICE OF DETERMINATION



TO: ☒ 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**  
Principal Planner  
T: 949-724-6375

**FILED**

**SEP 13 2024**

**HUGH NGUYEN, CLERK-RECORDER**

BY: [Signature] **DEPUTY**

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

**State Clearinghouse No.:** 2004041080

**Project Title and File No.:** Vesting Tentative Tract Map (VTTM No. 19020) (Case No. 007955650-PTT), an "A" Level Map Covering 257 Gross-Acres for Neighborhood 4 of Planning Area 1 (Orchard Hills); and Master Landscape and Trails Plan - Planning Area 1 / District 4 (Case No. 00798622-PMP) with Administrative Relief from Wall/Fence Height Standards for Neighborhood 4 of Planning Area (PA) 1 (Orchard Hills)

**NOTE:** This Project was analyzed as part of the certified PA 1 / PA 2 / PA 9 Project General Plan Amendment (00356053-PGA) and Zone Change (00356051-PZC) 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) 1 (formerly known as Planning Areas 1 and 2) is bounded by the Lomas de Santiago Ridge to the north, future Jeffrey Road to the east, State Route 261 to the west, and Portola Parkway to the south. Specifically, Neighborhood 4 is located north of the intersection of Portola Parkway and Jeffrey Road. Rattlesnake Reservoir is located adjacent to the northern boundary of the Project site.

**Project Description:** VTTM No. 19020 will create 520 numbered lots to facilitate the future development of 520 single-family detached residential units on approximately 78.0 acres in Neighborhood 4 of PA 1, Orchard Hills. There would be additional numbered and lettered lots for parks, child care sites, gate houses, landscaping, private streets and driveways, and a water quality basin (approximately 171.2 acres). The Master Landscape and Trails Plan (MLTP) for District 4 establishes the proposed conceptual landscape plan, trail and sidewalk plan, and wall and fencing plan. The administrative relief request allows for increased height for the decorative entry, wall/pilaster, vehicular neighborhood gate, low wall with glass screen, enhanced builder wall, and low wall with view fence types included in the MLTP.

Pursuant to Section 15168 of the CEQA Guidelines, this Project is within the scope of the project covered by previously certified Final EIR for the Planning Area 1 / PA 2 / PA 9 Project (SCH No. 2004041080). Pursuant to Section 15164 of the State CEQA Guidelines, an Addendum to the PA 1 / PA 2 / PA 9 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 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.

This is to advise that on November 4, 2021, the City of Irvine Planning Commission, as lead agency, approved the above-described Project and made the following determinations regarding the Project:

**POSTED**

**NOV 05 2021**

Date received for filing at OPR:  
**HUGH NGUYEN, CLERK-RECORDER**

BY: [Signature] **DEPUTY**

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



50.00

\* \$ R 0 0 1 3 3 1 0 4 2 4 \$ \*

202185000926 11:19 am 11/05/21

410 SC1A Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

3)

30-11-05-2021-0909

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. 2004041080).
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 **October 2021 Addendum to the PA 1 / PA 2 / PA 9 EIR**, as well as the 2005 PA 1 / PA 2 / PA 9 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, Principal Planner

Name and Title

*Stephanie Frady*

Signature

November 4, 2021

Date

**FILED**

SEP 13 2024

HUGH NGUYEN, CLERK-RECORDER

BY: *[Signature]* DEPUTY

**POSTED**

NOV 05 2021

HUGH NGUYEN, CLERK-RECORDER

BY: *[Signature]* DEPUTY

**FILED**

NOV 05 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: *[Signature]* DEPUTY



State of California - Department of Fish and Wildlife  
**2021 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

30 — 11/05/2021 — 0909

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF IRVINE COMMUNITY DEVELOPMENT DEPARTMENT

LEAD AGENCY EMAIL

DATE

11/05/2021

COUNTY/STATE AGENCY OF FILING

Orange

DOCUMENT NUMBER

202185000926

PROJECT TITLE

VESTING TENTATIVE TRACT MAP (NTTM) NO. 150203 (CASE NO. 00795650-PTT) AN "A" LEVEL MAP COVERING 257 GROSS ACRES FOR NEIGHBORHOOD 4 OF PLANNING AREA 1 (ORCHARD HILLS) AND MASTER LANDSCAPE AND TRAILS PLAN

PROJECT APPLICANT NAME

IRVINE COMPANY ATTN: JEFF DAVIS

PROJECT APPLICANT EMAIL

PHONE NUMBER

(949) 724-6375

PROJECT APPLICANT ADDRESS

550 NEWPORT CENTER DRIVE

CITY

NEWPORT BEACH

STATE

CA

ZIP CODE

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)

\$3,445.25

\$

0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,480.25

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,171.25

\$

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

\$

50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☒ Check

☐ Other

TOTAL RECEIVED

\$

50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

DEPUTY CLERK, SANDRA VALENCIA LOPEZ

FILED

SEP 13 2024

HUGH NGUYEN, CLERK-RECORDER

BY: DEPUTY

## NOTICE OF DETERMINATION

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

FILED

FROM: City of Irvine  
Community Development Department  
One Civic Center Plaza  
Irvine, 92623-9375

NOV 05 2021

X County Clerk  
County of Orange

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: ON

SUBJECT: Filing of Notice of Determination in compliance with Section 21106 or 21152 of the Public Resources Code.

## Project Title

Planning Area (PA) 1/PA2/PA9 General Plan Amendment/Zone Change (GPA/ZC)

State Clearinghouse Number  
2004041080

Contact Person  
Barry Curtis, AICP

Telephone Number  
(949) 724-6354

## Project Location

PA1/PA2-North of Portola Parkway, East of State Route (SR)-261, Generally south of SR-241, West of Hicks Canyon Haul Road  
PA9 - West of Sand Canyon Avenue, South of Portola Parkway; Bisected by Irvine Boulevard

## Project Description

General plan amendment, zone change and other associated entitlements within approximately 4,576 acres (i.e., PA1/PA2 - approximately 4,235 acres and PA9 approximately 341 acres), providing for the development of up to 7,703 dwelling units (4,310 within PA1/PA2 and 3,393 within PA9, 1,800 of which were previously entitled), approximately 132,500 square feet of Community Commercial, and 450,000 square feet of Multi Use. Approximately 2,800 acres of open space, agricultural area, and water body would be included in PA1/PA2. The Project also includes various City-initiated General Plan amendments and zoning designation changes related to existing uses within the Project site to provide greater continuity and consistency in designations for the overall Project area.

Name of Public Agency Approving Project  
City of Irvine

APPLICANT:

The Irvine Company, 550 NEWPORT DRIVE,  
NEWPORT BEACH, CA 92665

This is to advise that the City of Irvine has approved the above-described project on June 14, 2005 and has made the following determinations regarding the above-described project:

- 1 The project (x) will ( ) will not have a significant effect on the environment.
2. (x) An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.
- 3 ( ) A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- Mitigation measures (x) were ( ) were not made a condition of approval of the project.
5. A Mitigation Monitoring and Reporting Program (x) was ( ) was not adopted for the project.
6. Findings (x) were ( ) were not made pursuant to Section 15091 of the CEQA Guidelines.
7. A statement of Overriding Considerations (x) was ( ) was not adopted for this project.

POSTED

JUN 15 2005

TOM DALY, CLERK-RECORDER

By: [Signature]

This is to certify that the Final EIR, with comments and responses, and record of the project approval are available to the general public at the City of Irvine Community Development Department, One Civic Center Drive, Irvine, CA 92623-9375.

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

893.00

200585000688 02:42pm 06/15/05

POSTED

NOV 05 2021

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

Barry Curtis, AICP Principal Planner  
CITY OF IRVINE COMMUNITY DEVELOPMENT DEPARTMENT

DATE

6/15/05

JUN 15 2005

TOM DALY, CLERK-RECORDER

FILED

SEP 13 2024

HUGH NGUYEN, CLERK-RECORDER

BY: \_\_\_\_\_ DEPUTY



POSTED

JUN 15 2005

TOM DALY, CLERK-RECORDER  
By [Signature] DEPUTY

PA1/PA2 AREA

FILED

JUN 15 2005

TOM DALY, CLERK-RECORDER  
By [Signature] DEPUTY

PROJECT PORTION  
OF PA9

PLANNING  
AREA 9  
BOUNDARY

LAKE  
FOREST

Source: Doug Bender and Associates, 2004.



Figure 3.1-2  
Local Setting  
City of Irvine

PA1/PA2/PA9 Project  
Draft EIR

FILED

NOV 05 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

POSTED

NOV 05 2021

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

FILED

SEP 13 2024

HUGH NGUYEN, CLERK-RECORDER

JUN-15-05 08:34AM

FROM-Camp Dresser & McKee

+9497521307

T-217 P.004/005 F-832



STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT  
DFG FSL-5 (8-03)

260810

Lead Agency:

CITY OF IRVINE

Date:

6-15-05

County / State Agency of Filing:

O.C. CLERK RECORDER

Project Title:

(DA) 1/PAR/PAR GENERAL AMENITY ZONE CHANGES (GPA) 1

Project Applicant Name:

THE IRVINE COMPANY

Phone Number:

Project Applicant Address: 550 NEWPORT DR NEWPORT BEACH CA 92665

Project Applicant (check appropriate box):

Local Public Agency ☐ State Agency ☐ School District ☐ Other Special District ☐

Private Entity ☒

CHECK APPLICABLE FEES:

(X) Environmental Impact Report

( ) Negative Declaration

( ) Application Fee Water Diversion (State Water Resources Control Board Only)

( ) Projects Subject to Certified Regulatory Programs

(X) County Administrative Fee

( ) Project that is exempt from fees

\$850.00 \$

\$1,250.00 \$

\$850.00 \$

\$850.00 \$

\$25.00 \$

43-

TOTAL RECEIVED \$

893.-

Signature and title of person receiving payment:

WHITE-PROJECT APPLICANT YELLOW-DFG/ASS

PINK-LEAD AGENCY

Thank You  
Please Retain This Receipt  
For Your Records

Total	893.00
Payment Type	Amount
Check tendered # 8544	893.00
Amount Due	0.00

Document ID	Amount
DOCH 200585000688	893.00
Time Recorded 02:42 pm	

1 Z01	1
EIR Administrative Fee	

Item Title	Count
1 Z02	1
Fish & Game: Env Impact Report	

Finalization 20050000166462  
06/15/2005 02:42pm  
90 63

ORANGE COUNTY RECORDER  
TOM DALY

FILED

NOV 05 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:

DEPUTY

POSTED

NOV 05 2021

HUGH NGUYEN, CLERK-RECORDER

DEPUTY

EX





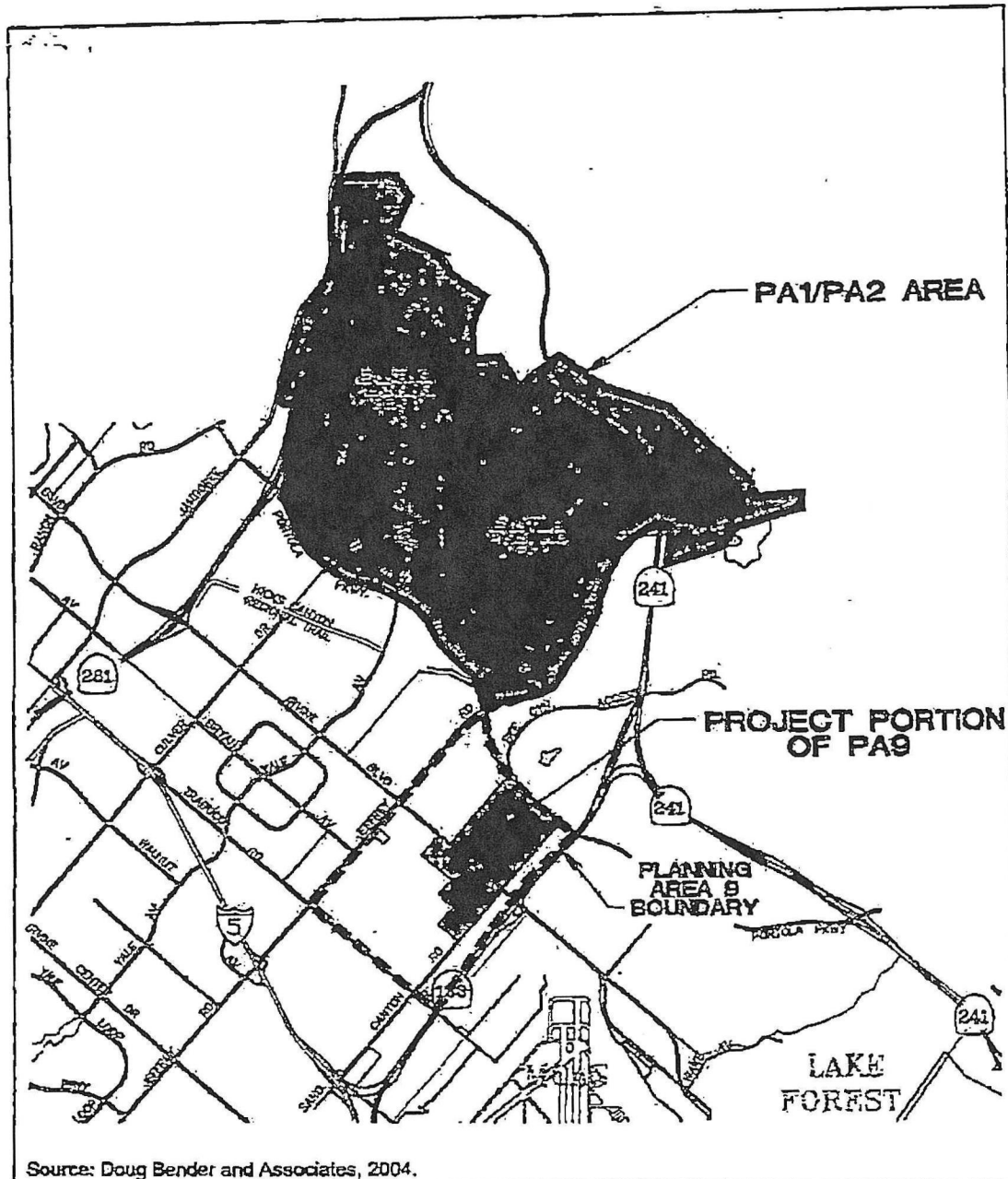


Figure 3.1-2  
Local Setting  
City of Irvine

PA1/PA2/PA9 Project  
Draft EIR

**POSTED**

NOV 05 2021

HUGH NGUYEN, CLERK-RECORDER

BY: HN DEPUTY

**FILED**

NOV 05 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: HN DEPUTY

ORANGE COUNTY RECORDER  
TOM DALY

Finalization 20050000182761  
06/29/2005 03:49pm  
90 133

Item Title	Count
1 Z01 EIR Administrative Fee	1
Document ID	Amount
DOCH 200585000770	43.00
Time Recorded 03:49 PM	

Total	43.00
Payment Type	Amount
Check tendered	43.00
# 8586	
Amount Due	0.00

Thank You  
Please Retain This Receipt  
For Your Records



STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT  
DEFS-1216 (8-01)

Lead Agency:

County / State Agency of Filing:

Project Title:

Project Applicant Name:

Project Applicant Address:

Project Applicant (check appropriate box):

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

CHECK APPLICABLE FEES:

- ( ) Environmental Impact Report AS per receipt # 260810
- ( ) 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

Amount RECEIVED \$ 43.00

Signature and title of person receiving payment:

WHITE/PROJECT APPLICANT

YELLOW/CFF/AS

PINK-LEAD AGENCY

GOLDENWOOD STATE AGENCY OF FILING

POSTED

FILED

NOV 05 2021

NOV 05 2021

HUGH NGUYEN, CLERK-RECORDER

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: JN DEPUTY

BY: JN DEPUTY

Orange County  
Clerk-Recorder's Office  
Hugh Nguyen

601 N. Ross Street  
92701

County

Finalization: 20210000592577  
11/5/21 11:19 am  
410 SC1A

Item	Title	Count
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1	201	1
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EIR: Exempt or Previously Paid  
Document ID Amount

DOC# 202185000926	50.00
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Time Recorded 11:19 am

Total	50.00
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Payment Type	Amount
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Check tendered	50.00
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# 171

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

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



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

County

Finalization: 20240000253562  
9/13/24 11:20 am  
135 SC1A

Item	Title	Count
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EIR: Exempt or Previously Paid		
Document ID		Amount
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DOC# 202485000824		50.00
Time Recorded 11:20 am		

Total	50.00
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Payment Type	Amount
Check tendered	50.00
# 3100607364	

Amount Due	0.00
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THANK YOU  
PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS  
[www.ocrecorder.com](http://www.ocrecorder.com)

