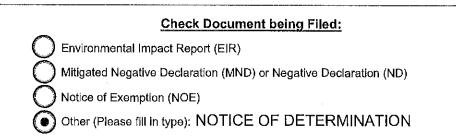


Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

COMMERCIAL MASTER PLAN FOR A NBEW, 16,538-SQUARE-FOOT, TWO-STORY OFFICE BUILDING, WITH A TRANSFER OF DEVELOPMENT RIGHTS (FILE NO. 00891064-PMPC)



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DEC 1 1 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: DEPUTY

FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK-RECORDER ON December 11, 2023 Posted for 30 days

DEPUTY DULCE CUEVAS

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.



- 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: Sherman Jones Senior Planner 949-724-6559

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

State Clearinghouse No.: SCH No. 2007011024 (SCH No. for IBC Vision Plan and Overlay Zoning Code EIR)

Project Title and File No.: Commercial Master Plan for a new, 16,538-square-foot, two-story office building, with a Transfer of Development Rights (File No. 00891064-PMPC)

Applicant: 18301 Von Karman Property Owner LLC 18301 Von Karman Avenue, Suite 250 Irvine, CA 92612 Contact: Dan Park (949) 331-1497

Project Location: The project site is located at the southwest corner of Von Karman Avenue and Quartz in the Irvine Business Complex.

ProjectCommercial Master Plan 00891064-PMPC is a proposed, new, approximately 16,538-
square-foot, two-story office building within the existing Von Karman Towers office
campus along with a Transfer of Development Rights.

This is to advise that the **Planning Commission of the City of Irvine, as lead agency,** has approved Commercial Master Plan (File No. 00891064-PMPC) in the Irvine Business Complex in Planning Area 36 on December 7, 2023, and made the following determinations regarding the project:

- 1. The project will not have a significant effect on the environment.
- An Addendum to the IBC Vision Plan and Overlay Zoning Code EIR (SCH No. 2007011024) was prepared for the project.
- 3. New Mitigation measures were not made a condition of the approval of the project.
- 4. A 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 Environmental Impact Report (SCH No.: 2007011024) is available to the general public at the City of Irvine City Hall, Community Development Department, One Civic Center Plaza, Irvine, California 92623.

Sherman Jones, Senior Planner Name and Title

Shom Spr Signature

December 7, 2023 Date Recorded in Official Records, Orange County Tom Daty, County Recorder ·雅斯版研》的技術組織制作。1254-111

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TO: 🛛		State of California Office of Planning & Researd PO Box 3044 Sacramento, CA. 95812-30					City of Irvine Community Development Department PO Box 19575 Irvine, CA. 92623-9575			
X County Clerk County of Orange PO Box 238 Santa Ana, CA. 92702			2			Attn: Bill Jacobs Principal Planner 949-724-6521				
SUBJ	IECT:	Filing Reso	of Noti urces Co	ce o de.	f Determinatio	on in comp	liance with	Section 21108	or 21152 of	the Public
State (if subm	Clear nilted to	Inghouse I State Clearing	No.: house)	Stat	e Clearinghous	e No. SCH#	¢ 20070110	24		
Proje	ct Titl	e and File	No.:	Irvin (Pla PMP	nning Area 36)	mplex (IBC) 00497846-I	Residentia PGA, 00497	I/Mixed Use Visior 7861-PZC, 004978	Plan and Ove 159-PCLE, 004	rlay Zone 97860-
Appli	cant:		f Irvine Bill Jacob	s (94	9) 724-6521					
Proje (include		ation:)	south/cer Corps Air Campus	itral C Stati Drive	Drange County, M on (MCAS) to the	lore specifica a north, the S the Costa M	illy, the IBC is an Diego Cre	within the western p s generally bounded sek channel to the ea Freeway to the west	by the former T ast, John Wayne	uatin Marine
Projec	ct Des	cription:	The	ргорс	osed project cons	ists of the fol	lowing compo	onents:		
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JUL	-				densily bonus un square footage,	nits pursuant for units und	to state law er the cap th	000 dwailing units to), with an offsetting tat have not yet been t. Other minor zo	reduction of no in approved, cor	n-residentiai nsistent with
TOM DALY, 4	CLERK-R	ECORDER	עדי	•	implement Vision Second reading Dedications, of <u>E</u> to incorporate ne	Plan Policie and adoptio Division 5, Su aw urban par 5-5-1000D(1	e are also pri in of a Muni ibdivisions, o ik standards) will also be	aposed. Icipal Code Amendi If the City's Municipa Into the City's park revised to remove a	ment to revise Il Code, by addit dedication requ	Chapter 10, ng a section irements for

This is to advise that the City Council of the City of Irvine, as lead agency, has approved the above-described project on July 27, 2010 and has made the following determinations regarding the above described-project:

1. The project will have a significant effect on the environment.

An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. 2.

- Mitigation measures were made a condition of the approval of the project. 3.
- 4. A mitigation reporting or monitoring plan was adopted for this project
- A statement of Overriding Considerations was adopted for this project. 5.

6, Findings were made pursuant to the provisions of CEQA.

This is to certify that the Environmental Impact Report is available to the General Public at the City of Irvine City Hall, Community Development Department, One Civic Center Plaza, Irvine, California 92623,

Bill Jacobs, Principal Planner Name and Title

Signature FILED

July 28, 2010 Date

Date received for filing at OPR-

By_

4001108

TOM DALY, CLERK-RECORDER 0y_ al DEPUTY

JUL 2 8 2010

FORM 45-09 (Rev 10/2006)

Recorded in Official Records, Orange County Tom Daly, County Recorder 201085000873 9:31 am 07/14/10 7 OR06 Z02 NOTICE OF DETERMINATION TO: State of California X FROM: City of Irvine Office of Planning & Research **Community Development Department** PO Box 3044 PO Box 19576 Sacramento, CA. 95812-3044 Irvine, CA. 92023-9575 Attn: Bill Jacobs х County Clerk Principal Planner County of Orange 949-724-6521 PO Box 238 Santa Ana, CA, 92702 SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code, State Clearinghouse No.: State Clearinghouse No. SCH# 2007011024 (if submitted to State Clearinghouse) **Project Title and File No.:** Irvine Business Complex (IBC) Residential/Mixed Use Vision Plan and Overlay Zone (Planning Area 36) 00497846-PGA, 00497861-PZC, 00497859-PCLE, 00497860-РМР Applicant: City of irvine Attn: Blli Jacobs (949) 724-8521 **Project Location:** The 2,800-acre Irvine Business Complex (IBC) is located within the western portion of the City (Include County) of Irvine in south/central Orange County. More specifically, the IBC is generally bounded by the former Tustin Marine Corps Air Station (MCAS) to the north, the San Diego Creek channel to the east, John Wayne Airport and Campus Drive to the south, and the Costa Mess (SR 55) Freeway to the west. Lat, 33° 41' 19" Long. 117° 49' 57" Project Description: The proposed project consists of the following components: A General Plan Amendment to adopt the IBC Mixed Use Community Vision Plan objectives and policies, and establish a cap of 15,000 dwelling units for the IBC POSTED **HIL 14 2010** TOM DALY, CLERK-RECORDER DEPUTY Ðν

FILED

JUL 1 4 2010

TOM DALY, CLERK RECORDER T) OEPUTY Bγ

Date received for filing at OFR

area (excluding density bonus units pursuant to state law), with an offsetting reduction of non-residential office equivalency square footage in General Plan Table A-1, for units under the cap that have not yet been approved. The General Plan/Zoning cap for the IBC is currently set at 9,015 residential units; therefore, a unit cap of 15,000 units would create potential for 5,986 additional dwelling units (of which 2,035 are pending) in the IBC beyond those already existing or approved. In addition to the 15,000-unit cap, an additional 372 hotel rooms would be allowed from the existing General Plan. The additional 5,985 new units (either pending or potential), excluding density bonus units, remaining under the 15,000 unit cap will be offset by a corresponding reduction of non-residential square footage. As a part of the General Plan Amendment, the existing IBC density cap of 52 dwelling units per acre would be ramoved from the Land Use Element Table A-1 and a minimum of 30 units per acre would be added as a density level. The General Plan Amendment would also add several naw changes to text and figures of the General Plan, including: policies regarding pedestrian-oriented strate to the Circulation Element; IBC trails network to Circulation Element Figure B-4; and policies regarding urban parks to the Parks and Recreation Element.

A Zoning Ordinance Amendment to add new Chapter 6-8 to adopt the IBC Residential Mixed Use Overlay Zone, update Chapter 9-36 provisions regarding the IBC traffic mitigation fee program, and revise the statistical analysis in Section 9-36-5 to establish a cap of 15,000 dwelling units for the IBC area

FORM 45-99 (Rev. 102;008)

(excluding density bonus units pureuant to state law), with an offsetting reduction of non-residential square footage, for units under the cap that have not yet been approved, consistent with the proposed General Plan Amendment. Other minor zoning code amendments to implement Vision Plan Policies are also proposed,

- A Municipal Code Amendment to revise Chapter 10, Dedications, of Division 5, Subdivisions, of the City's Municipal Code, by adding a section to incorporate new urban park standards into the City's park dedication requirements for the IBC. Section 5-5-1000D(1) will also be revised to remove a 60 unit per acre density cap for determining persons per household.
- An Amendment to the City's Park Standards Manual to incorporate new urban park standards for the IBC.
- A program of optimizing land uses in the IBC for remaining unbuilt IBC Zoning Potential and Approvals, within existing IBC vehicle trip allocations by Traffic Analysis Zone (TAZ),
- An amendment to the City's Local Coastal Plan to reference the IBC Vision Plan for a small portion of the IBC located within the Coastal Zone.
- A program of Infrastructure Improvements to improve walkability and connectivity within the IBC,
- A set of design criteria included in the IBC Vision Plan, applicable to new residential and mixed use projects in the IBC.
- Changing the name of the Irvine Business Complex as directed by the City Council (not a part of required CEQA action for project, but included for Informational purposes).

This is to advise that the City Council of the City of Irvine, as lead agency, has approved the above-described project on July 13, 2010 and has made the following determinations regarding the above described-project:

- The project will have a significant effect on the environment. 1.
- An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA, 2.
- З. Mitigation measures were made a condition of the approval of the project.
- A mitigation reporting or monitoring plan was adopted for this project. 4.
- 5. A statement of Overriding Considerations was adopted for this project.
- θ. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Environmental Impact Report is available to the General Public et the City of Irvine City Hall, Community Development Department, One Civic Center Plaza, Irvine, California 92623.

Bill Jacobs, Principal Planner Name and Title

Signature

July 14, 2010 Date

POSTED

JUL 1 4 2010

TOM DALY, CLERK-RECORDER By. DEPUTY

FILED JUL 1 4 2010

TOM DALY, OLERK-RECORDEN Üy 91-i-> DEPUTY

Date received for filling at OPR

FORM 45-09 (Rev. 10) (068)

		ORNIA DEP/ ONMENTAL					TOM DALY,	1 4 2010 OLERIK RECORDER
DAT	TE: .	July 14, 2010				~J.*	á mi Kató, y z smi dra kájy _{ko} t	
TO:	C F	County Clerk County of Orange PO Box 238 Santa Ana, CA 9276	FROM D2	Cammun PO Box 1 Irvine, CA Attn:	ity Developm	5 nner	ent	
SUE	BJECT:	AB 3156 Fish	and Game Fee					
Proj	ject Title	and file No.:	irvina Business Co Zons (Planning Ar 00497860-PMP	omplex (IBC) R ea 36) 004978	esidential/Mi 46-PGA, 004	xed Use Vis 197861-PZC,	lon Plan and . 00497859-1	Overiay PCLE,
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State of Cellfornia—The Resources Agency DEPARTMENT OF FISH AND GAME 2010 ENVIRONMENTAL FILING FEE CASH RECEIPT SEE INSTRUCTIONS ON REVERSE, TYPE OR PRINT CLEARLY	RECEIPT# 400408 STATE CLEARING HOUSE # (If applicable) 20701102
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PROJECTAPPLICANTNAME BUSINESS Complex (18) Resident	HAN SHE HE VISION
PROJECT APPLICANT ADDRESS	STATE A ZIP CODE 92625 State Agency Private Entity
CHECK APPLICABLE FEES: Environmental Impact Report (EIR) Mitigated/Negative Declaration (ND)(MND) Application Fee Water Diversion (State Water Resources Control Board Only) Projects Subject to Certified Regulatory Programs (CRP)	\$2,792.25 \$ \$2,010.25 \$ \$850.00 \$
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CITY OF IRVINE			12/11/2	2023
COUNTY/STATE AGENCY OF FILING	I			NT NUMBER 5001079
PROJECT TITLE	h.ht			
COMMERCIAL MASTER PLAN FOR A NEW, 16, PROJECT APPLICANT NAME VON KARMAN PROPERTY OWNER LLC	538-SQUARE-FOOT, TWO		PHONE N	
PROJECT APPLICANT ADDRESS	CITY	STATE		
18301 VON KARMAN AVE, STE 250	IRVINE	CA	92612	-
PROJECT APPLICANT (Check appropriate box) Local Public Agency School District	Other Special District	🗌 St	ate Agency	Private Entity
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Environmental Impact Report (EIR)		\$3,839.25	\$	
Mitigated/Negative Declaration (MND)(ND) Certified Regulatory Program (CRP) document - paymer	t due directly to CDEW	\$2,764.00 \$1,305.25	\$ \$	
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Water Right Application or Petition Fee (State Water Re	sources Control Board only)	\$850.00	\$	0.00
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