

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: Stephanie Frady, AICP
Senior Planner
T: 949-724-6375

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

State Clearinghouse No.: 2007011024

Project Title and File No.: Conditional Use Permit (File No. 00820914-PCPU) and Park Plan (File No. 00820952-PPP) for the Cartwright Affordable Apartments project

NOTE: This project was analyzed as part of the certified Program Environmental Impact Report (EIR) for the Irvine Business Complex (IBC) Residential / Mixed Use Vision Plan and Overlay Zone (see attached Fish & Game Filing Fee Cash Receipt from 2010).

Applicant: C&C Development, Attn: Todd Cottle, 14211 Yorba Street, Suite 200, Tustin, CA 92780
T: 714-288-7600 x250

Project Location: Planning Area 36 – Irvine Business Complex – The project site is located at 17861 Cartwright Road, Irvine, CA 92606.

Project Description: A conditional use permit for a 60-unit entirely affordable apartment project, comprised of 44 base units and 16 density bonus units. The project also includes a Park Plan for onsite private recreation amenities and an Affordable Housing Plan. Pursuant to Section 15168 of the State CEQA Guidelines, this project is within the scope of the project covered by previously certified Program EIR for the IBC Residential / Mixed Use Vision Plan and Overlay Zone. There is no public review period required. The effects of the proposed project were examined in the Program EIR and all feasible mitigation measures and alternatives developed and identified in the Program EIR have been incorporated into the resolution approving the project.

This is to advise that the **City of Irvine Planning Commission**, as lead agency, approved the above-described Project on **January 7, 2021** and made the following determinations regarding the project:

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. 2007011024).
3. The project **will not** 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 **December 2020 Addendum to the IBC EIR**, as well as the IBC 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, Senior Planner

Name and Title

Signature

January 26, 2021

Date



**TOM DALY
ORANGE COUNTY CLERK - RECORDER**

**ORANGE COUNTY
CLERK-RECORDER'S OFFICE
12 Civic Center Plaza, Room 106, P.O. BOX 238, Santa Ana, CA 92702
web: www.oc.ca.gov/recorder/
PHONE (714) 834-5284 FAX (714) 834-2500**

CITY OF IRVINE
1 CIVIC CENTER PLAZA
IRVINE, CA 92623

**Office of the Orange County Clerk-Recorder
Memorandum**

SUBJECT: NOTICE OF DETERMINATION - EIR - PRIOR FILING

The attached notice was received, filed and a copy was posted on 08/31/2010

It remained posted for 30 (thirty) days.

**TOM DALY
ORANGE COUNTY CLERK - RECORDER
In and for the County of Orange**

By: ADRIENNE GARCIA

Deputy

Public Resource Code 21092.3

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county *** in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted *** within 24 hours of receipt in the office of the County Clerk. Each notice shall remain posted for a period of 30 days.

*** Thereafter, the clerk shall return the notice to the local lead agency *** within a notation of the period it was posted. The local lead agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by ***

201085000932 8 51 am 07/28/10
176 OR03 Z01



NOTICE OF DETERMINATION

0 00 50 00 0.00 0 00 0 00 0 00 0 00 0 00

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: Bill Jacobs
Principal Planner
949-724-8521

County Clerk
County of Orange
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-PMP

Applicant: City of Irvine
Attn: Bill Jacobs (949) 724-8521

Project Location: The 2,800-acre Irvine Business Complex (IBC) is located within the western portion of the City 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 Mesa (SR 55) Freeway to the west.
Lat. 33° 41' 19" Long. 117° 49' 57"

Project Description: The proposed project consists of the following components:

POSTED
JUL 28 2010

- Second reading and adoption of a Zoning Ordinance Amendment to add new Chapter 5-8 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 (excluding density bonus units pursuant 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.
- Second reading and adoption of 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 50 unit per acre density cap for determining persons per household.

By TOM DALY TOM DALY, CLERK-RECORDER
DEPUTY

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.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
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

Bill Jacobs
Signature
FILED

July 28, 2010
Date

JUL 28 2010

Date received for filing at OPR:

TOM DALY, CLERK-RECORDER

FORM 48-08 (Rev 10/2008)

4021108

By TOM DALY DEPUTY

Tom Daly, County Recorder

2842.25

201085000873 9:31 am 07/14/10

7 OR06 Z02

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00



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: Bill Jacobs
Principal Planner
949-724-6521

County Clerk
County of Orange
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-PMP

Applicant: City of Irvine
Attn: Bill Jacobs (949) 724-6521

Project Location: The 2,800-acre Irvine Business Complex (IBC) is located within the western portion of the City 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 Mesa (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 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 5,985 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 removed 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 new changes to text and figures of the General Plan, including: policies regarding pedestrian-oriented streets 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 5-8 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

POSTED

JUL 14 2010

TOM DALY, CLERK-RECORDER

By AD DEPUTY

FILED

JUL 14 2010

TOM DALY, CLERK-RECORDER

By AD DEPUTY

Date received for filing at OPR

(excluding density bonus units pursuant 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 50 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:

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

July 14, 2010
Date

POSTED

JUL 14 2010

TOM DALY, CLERK-RECORDER

By TD DEPUTY

FILED

JUL 14 2010

TOM DALY, CLERK-RECORDER

By TD DEPUTY

POSTED

JUL 14 2010

TOM DALY, CLERK-RECORDER

By  DEPUTY

**CALIFORNIA DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL DOCUMENT FILING FEE**

DATE: July 14, 2010

TO: 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: Bill Jacobs
Principal Planner
949-724-6521

SUBJECT: AB 3158 Fish and Game Fee

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-PMP

Project Location: (include County)
The 2,800-acre Irvine Business Complex (IBC) is located within the western portion
of the City 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 Mesa (SR 55) Freeway to the west.

Applicant: City of Irvine
Attn: Bill Jacobs (949) 724-6521

Enclosed is the Notice of Determination for a project approved by the City of Irvine. In accordance with AB 3158,
requiring local agencies to submit an Environmental Document Filing Fee with the Notice of Determination (NOD), the
following fee is enclosed:

- Environmental Impact Report** \$2,792.25
SCH No.: xxxxxxx
- Negative or Mitigated Negative Declaration**
SCH No.: n/a
- Certificate of Fee Exemption**
(include form)
- County Administrative Fee** \$50
(Required for all NOD filings)
- Environmental Document pursuant to a
Certified Regulatory Program (CRP)**

FILED

JUL 14 2010

TOM DALY, CLERK-RECORDER

By  DEPUTY

Total: \$2,842.25

If you have any questions about the information on this form, or the enclosures, please contact Bill Jacobs, Principal
Planner at 949.724.66521.

cc:

- 1 Make check payable to County of Orange
- 2 Filing fee is exempt when the local agency is also the project applicant
- 3 File in person at Orange County Clerk-Recorder's Office
630 North Broadway Bldg 12 Rm 101
Santa Ana CA 92701

Date received for filing at CPR



State of California—The Resources Agency
DEPARTMENT OF FISH AND GAME
2010 ENVIRONMENTAL FILING FEE CASH RECEIPT

TR# 167478

RECEIPT# **400349**
STATE CLEARING HOUSE # (if applicable)
2007011024

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY City of Irvine DATE 7/14/10
 COUNTY/STATE AGENCY OF FILING OC Clerk Recorder DOCUMENT NUMBER 201085000873
 PROJECT TITLE Irvine Business Complex (IBC) Residential/Mixed Use Vision Plan
 PROJECT APPLICANT NAME City of Irvine PHONE NUMBER (949) 724-6521
 PROJECT APPLICANT ADDRESS PO Box 19575 CITY Irvine STATE CA ZIP CODE 92623

PROJECT APPLICANT (Check appropriate box):
 Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$2,792.25	\$ <u>2,792.25</u>
<input type="checkbox"/> Mitigated/Negative Declaration (ND)(MND)	\$2,010.25	\$ _____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ _____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$949.50	\$ _____
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ <u>FD-</u>
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> DFG No Effect Determination (Form Attached)		
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ 2,842.25

SIGNATURE [Signature] TITLE Deputy

WHITE - PROJECT APPLICANT YELLOW - DFG/ASB PINK - LEAD AGENCY GOLDEN ROD - COUNTY CLERK FG 763.5a (Rev. 11/09)

Orange County
Clerk/Recorder's Office
Tom Daly
630N Broadway Bidg. 12 Suite
101
Santa Ana, CA, 92701
County
Finalization: 20100001657478
7/14/10 9:31 am
7 DR06

Item	Title	Count
1	Z02 Fish & Game: Env Impact Report Document ID	1
DOP# 201085000873 2842.25		
Time Recorded 9:31 am		

Total	Amount
2842.25	
Payment Type	Amount
Check # 441138 tendered	2842.25
Amount Due	0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com



State of California—The Resources Agency
 DEPARTMENT OF FISH AND GAME
 2010 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT# 400408
 STATE CLEARING HOUSE # (if applicable)
 7007011024

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY City of Irvine DATE 7-28-2010
 COUNTY/STATE AGENCY OF FILING County of Orange DOCUMENT NUMBER 201085000952
 PROJECT TITLE Irvine Business Complex (IBC) Residential/Commercial Use Vision
 PROJECT APPLICANT NAME City of Irvine PHONE NUMBER ()
 PROJECT APPLICANT ADDRESS RD Box 19575 CITY Irvine STATE CA ZIP CODE 92623

PROJECT APPLICANT (Check appropriate box):
 Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$2,792.25	\$	_____
<input type="checkbox"/> Mitigated/Negative Declaration (ND)(MND)	\$2,010.25	\$	_____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$	_____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$949.50	\$	_____
<input type="checkbox"/> County Administrative Fee	\$50.00	\$	<u>0</u>
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption			
<input type="checkbox"/> DFG No Effect Determination (Form Attached)			
<input checked="" type="checkbox"/> Other <u>Previous Filing Attached</u>		\$	<u>0</u>

PAYMENT METHOD:
 Cash Credit Check Other TOTAL RECEIVED \$ 0

SIGNATURE [Signature] TITLE Deputy

X