



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

30-12/11/2023-1062

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



50.00

\* \$ R 0 0 1 4 6 9 4 2 2 6 \$ \*

202385001079 8:48 am 12/11/23

256 OR02A 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

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

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): NOTICE OF DETERMINATION

**FILED**

**DEC 11 2023**

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: *[Signature]* 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.



## 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: **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.

**Project Description:** Commercial 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.
2. 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

  
Signature

December 7, 2023  
Date



Tom Daly, County Recorder

2842.25

201085000873 9:31 am 07/14/10

7 OR08 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 19576  
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' 18" 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 2,036 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 9-36-6 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

(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 unbuild 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





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

TR# 167478

RECEIPT# 400349  
 STATE CLEARING HOUSE # (if applicable) 2027011024  
 DATE 7/14/10  
 DOCUMENT NUMBER 201085000873  
 PHONE NUMBER (949) 724-6500  
 ZIP CODE 92623

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY City of Irvine  
 COUNTY/STATE AGENCY OF FILING Orange County  
 PROJECT TITLE Irvine Business Complex (IBC) Residential/Mixed Use Vision Plan  
 PROJECT APPLICANT NAME City of Irvine  
 PROJECT APPLICANT ADDRESS PO BOX 19675 CITY Irvine STATE CA

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	\$ 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 checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ 50-
<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 763.8a (Rev. 11/06)

Orange County  
 Clerk/Recorder's Office  
 Tom Daly  
 630N Broadway Bldg. 12 Suite  
 101  
 Santa Ana, CA, 92701  
 County  
 Finalization: 20100000167478  
 7/14/10 9:31 AM  
 7 DR06

Item	Title	Count
1	Z02 Fish & Game: Env Impact Report Document ID	1
	DOC# 201085000873	2842.25
	Time Recorded 9:31 AM	
Total		2842.25
Payment Type		Amount
Check # 44113B	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)  
2007040241

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 201085000932  
 PROJECT TITLE Irvine Business Complex (IBC) Residential/General Use Vision  
 PROJECT APPLICANT NAME City of Irvine PHONE NUMBER ( )  
 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 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



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:  
 30 — 12/11/2030 — 1062  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 2007011024

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF IRVINE	LEAD AGENCY EMAIL	DATE 12/11/2023
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202385001079	

PROJECT TITLE

COMMERCIAL MASTER PLAN FOR A NEW, 16,538-SQUARE-FOOT, TWO-STORY OFFICE BUILDING, WITH ...

PROJECT APPLICANT NAME VON KARMAN PROPERTY OWNER LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 331-1497
PROJECT APPLICANT ADDRESS 18301 VON KARMAN AVE, STE 250	CITY IRVINE	STATE CA
		ZIP CODE 92612

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)  | \$3,839.25 | \$ | 0.00  |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)   | \$2,764.00 | \$ | 0.00  |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW         | \$1,305.25 | \$ | 0.00  |
| <br>  |            |    |       |
| <input type="checkbox"/> Exempt from fee  |            |    |       |
| <input type="checkbox"/> Notice of Exemption (attach)   |            |    |       |
| <input type="checkbox"/> CDFW No Effect Determination (attach)  |            |    |       |
| <input checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)        |            |    |       |
| <hr/>   |            |    |       |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00   | \$ | 0.00  |
| <input checked="" type="checkbox"/> County documentary handling fee   |            | \$ | 50.00 |
| <input type="checkbox"/> Other  |            | \$ |       |

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ 50.00

SIGNATURE <i>x Dulce Cuevas</i>	AGENCY OF FILING PRINTED NAME AND TITLE DEPUTY CLERK, DULCE CUEVAS
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