



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print StartOver Save

RECEIPT NUMBER:
 30 — 03/13/2024 — 0173
 STATE CLEARINGHOUSE NUMBER (if applicable)
 2007011024

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF IRVINE	LEAD AGENCY EMAIL	DATE 03/13/2024
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202485000180	

PROJECT TITLE

CONDITIONAL USE PERMIT (CUP) 00920017-PCPM TO RENEW AN EXPIRING PROJECT APPROVAL...

PROJECT APPLICANT NAME PATRICK MCGONIGLE, ON BEHALF OF SBLP IRVINE	PROJECT APPLICANT EMAIL	PHONE NUMBER (214)370-2650
PROJECT APPLICANT ADDRESS 4514 COLE AVENUE, SUITE 15000	CITY DALLAS	STATE TX
		ZIP CODE 75205

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) | \$4,051.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,916.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,377.25 | \$ | 0.00 |
|
 | | | |
| <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 X	AGENCY OF FILING PRINTED NAME AND TITLE CARINA HERRERA, DEPUTY
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ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-03|13|2024-0173

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



50.00

* \$ R 0 0 1 4 8 3 0 8 7 7 \$ *

202485000180 12:13 pm 03/13/24

477 VitIdx Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

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

TYPE OR PRINT CLEARLY

Project Title

CONDITIONAL USE PERMIT (CUP) 00920017-PCPM TO RENEW AN EXPIRING PROJECT APPROVAL (FILE NO. 00740304-PCPU) FOR A 370-ROOM CONGREGATE CARE FACILITY.

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

MAR 13 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON March 13, 2024
Posted for 30 days
DEPUTY CARINA HERRERA

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: **Eric Martin**
Associate Planner
949-724-7519

FILED

MAR 13 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H DEPUTY

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

State Clearinghouse No.: SCH No. 2007011024

Project Title and File No.: Conditional Use Permit (CUP) 00920017-PCPM to renew an expiring project approval (File No. 00740304-PCPU) for a 370-room congregate care facility.

Applicant: Patrick McGonigle, on behalf of SBLP Irvine, LLC
4514 Cole Avenue, Suite 15000
Dallas, TX 75205
Contact: Patrick McGonigle
(214) 370-2650

Project Location: The project site is located at 16542 Millikan Avenue in Planning Area 36 (Irvine Business Complex).

Project Description: Conditional use permit to renew an expiring CUP approval (File No. 00740304-PCPU) for a congregate care facility. The approved facility measures 430,317 square feet and is designed as a single building, situated over one-and-one-half levels of subterranean parking with two towers consisting of a mix of 370 independent living, assisted living, and memory care living rooms with a common ground floor providing amenities and dining spaces. There are no changes proposed to the previously approved project.

This is to advise that the **Planning Commission of the City of Irvine, as lead agency**, has approved Conditional Use Permit 00920017-PCPM in the Irvine Business Complex in Planning Area 36 on March 7, 2024, and made the following determinations regarding the project:

1. The project **will not** have a significant effect on the environment.
2. The project is covered by a previously approved Addendum to the IBC Vision Plan and Overlay Zoning Code EIR (SCH No. 2007011024) 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 Second Supplemental 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.

Eric Martin, Associate Planner
Name and Title


Signature

March 12, 2024
Date

Re: entered in Official Records, Orange County

Tom Daly, County Recorder

201085000932 8 51 am 07/28/10

176 OR03 201

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NOTICE OF DETERMINATION



FILED

MAR 13 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

TO: State of California
Office of Planning & Research
PO Box 3044
Sacramento, CA. 95812-3044

FROM: City of Irvine
Community Development Department
PO Box 19578
Irvine, CA. 92623-9578
Attn: Bill Jacobs
Principal Planner
949-724-8521

X 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 2,600-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 Tuslin 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

TOM DALY, CLERK-RECORDER

By [Signature] DEPUTY

- 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 9-38 provisions regarding the IBC traffic mitigation fee program, and revise the statistical analysis in Section 9-36-5 to establish a cap of 16,000 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.

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

[Signature]
Signature

FILED

July 28, 2010
Date

JUL 28 2010

Date received for filing at OPR:

TOM DALY, CLERK-RECORDER

FORM 45-09 (Rev 10/2006)

4001108

By [Signature] DEPUTY



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

RECEIPT# 400408
 STATE CLEARING HOUSE # (if applicable)
 7027011024

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 201086202932
 PROJECT TITLE Trevino Business Complex (18) Residential/General Use Vision
 PROJECT APPLICANT NAME City of Irvine PHONE NUMBER _____
 PROJECT APPLICANT ADDRESS 10 Row 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)	\$2,782.25	\$ _____
<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"/> DRG 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 [Signature]

WHITE - PROJECT APPLICANT YELLOW - DFG/ASB PINK - LEAD AGENCY GOLDEN ROD - COUNTY CLERK FG 763.56 (Rev. 11/09)

FILED

MAR 13 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H DEPUTY

Tom Daly, County Recorder

2842.25

201085000873 9:31 am 07/14/10

7 OR08 Z02

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FILED

MAR 13 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY



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 19675
Irvine, CA. 92623-9575
Attn: Bill Jacobs
Principal Planner
949-724-8521

X 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:

- 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: [Signature] DEPUTY

FILED

JUL 14 2010

TOM DALY, CLERK-RECORDER

By: [Signature] DEPUTY

FILED

MAR 13 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. 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 5-6-1000D(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:  DEPUTY

FILED

JUL 14 2010

TOM DALY, CLERK-RECORDER

By:  DEPUTY

POSTED

JUL 14 2010

TOM DALY, CLERK-RECORDER

By AD DEPUTY

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

FILED

MAR 13 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H DEPUTY

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 19675
Irvine, CA 92623-9575
Attn: Bill Jacobs
Principal Planner
949-724-8521

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) 00497848-PGA, 00497861-PZC, 00497859-PCLE,
00497860-FMP

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) 724-8521

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
(Required for all NOD filings)

Environmental Document pursuant to a
Certified Regulatory Program (CRP)

FILED

JUL 14 2010

TOM DALY, CLERK-RECORDER

By AD DEPUTY

\$50

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 949.724.8521.

cc:

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

Date received for filing at OPR

FORM 46-39 (Rev. 11/2008)



State of California—The Resource Agency
 DEPARTMENT OF FISH AND GAME

TR# 167418
 2010 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT# 400349
 STATE CLEARING HOUSE # (if applicable) 200101024

SEE INSTRUCTIONS ON REVERSE TYPE OR PRINT CLEARLY

LEAD AGENCY City of Irvine
 COUNTY AND AGENCY OF FILING City of Irvine
 PROJECT TITLE City of Irvine
 PROJECT APPLICANT NAME Irvine Business Complex (IBC) Residential/Arrived Use Vision Plan
 PROJECT APPLICANT ADDRESS 10000 Irvine Blvd
 PROJECT APPLICANT CITY Irvine STATE CA
 PROJECT APPLICANT COUNTY ADDRESS 92623
 PROJECT APPLICANT COUNTY CITY STATE ZIP CODE 92623
 PROJECT APPLICANT COUNTY CITY STATE ZIP CODE 92623

PROJECT APPLICANT (Check appropriate box):
 Local Public Agency
 School District
 Other Special District
 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)
 County Administrative Fee
 Project that is exempt from fees
 Notice of Exemption
 DFG No Effect Determination (Form Attached)
 Other

PAYMENT METHOD:
 Cash
 Credit
 Check
 Other

SIGNATURE *[Signature]* TITLE Deputy
 TOTAL RECEIVED \$ 2,792.25
 \$ 2,010.25
 \$ 850.00
 \$ 849.50
 \$ 50.00

WRITE - PROJECT APPLICANT YELLOW - DFG/SAFE
 PINK - LEAD AGENCY
 GOLDEN ROD - COUNTY CLERK (FORM 1009)

Orange County
 Clerk/Recorder's Office
 Tom Daly
 630N Broadway Bldg. 12 Suite
 101
 Santa Ana, CA, 92701

FILED

MAR 13 2024

ORANGE COUNTY CLERK/RECORDER DEPARTMENT
 BY: C.H. DEPUTY

County
 Finalization: 20100000167478
 7/14/10 9:31 am
 7 ORD6

Item	Title	Count
1	Z02	1
Fish & Game:	Env Impact Report	
Document ID	Amount	
D0C# 2010B5000873	2842.25	
Time Recorded	9:31 am	
Total	2842.25	
Payment Type	Amount	
Check tendered	2842.25	
# 441138		
Amount Due	0.00	

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