



**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: **Hernan DeSantos**  
Senior Planner  
949-724-6441

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.:** SCH No. 2007011024

**Project Title and File No.:** Appeal (File No. 00945336-PPA) of Master Plan Modification (00911837-PMPC)

**Applicant:** Von Alton I, LLC  
3121 Michelson Drive, Suite 500  
Irvine, CA 92612  
Contact: Amer Kasm  
(949) 258-7402

**Project Location:** The project site is located at 16715–16969 Von Karman Avenue and 2121 Alton Parkway within Planning Area 36, Irvine Business Complex (IBC).

**Project Description:** The project consists of the Irvine City Council denying the appeal (File No. 00945336-PPA) and upholding the Planning Commission’s approval of Master Plan Modification (File No. 00911837-PMPC) to demolish the existing 440,409 square feet of office uses, 13,271 square feet of warehouse use, and 320 square feet of accessory retail on the project site to allow the development of two buildings totaling 541,344 square feet, comprised of 497,344 square feet of warehouse use and 44,000 square feet of office use. Specifically, Building 1 would include 298,552 square feet of warehouse use and 32,000 square feet of office use, and Building 2 would include 198,792 square feet of warehouse use and 12,000 square feet of office use.

This is to advise that the **City Council of the City of Irvine, California, as lead agency**, denied the appeal (File No. 00945336-PPA) and upheld the Planning Commission’s approval of Master Plan Modification (File No. 00911837-PMPC), and made the following determination regarding the above described-project:

1. An Environmental Impact Report (SCH No. 2007011024) **was** previously prepared and certified pursuant to the provisions of CEQA.
2. An Addendum to a previously certified EIR (SCH No. 2007011024) 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.

Hernan DeSantos, Senior Planner  
Name and Title

*Hernan DeSantos*  
Signature

February 11, 2025  
Date

POSTED

FILED

Recorded in Official Records, Orange County

Tom Daly, County Recorder

JUN 25 2013

JUN 25 2013

2842.25

201085000873 9:31 am 07/14/10

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

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

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

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NOTICE OF DETERMINATION

TO: [X] 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

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, 00497880-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: \_\_\_\_\_ DEPUTY

FILED

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By: \_\_\_\_\_ DEPUTY

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JUN 25 2013

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BY: [Signature] 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 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]  
Signature

July 14, 2010  
Date

POSTED

JUL 14 2010

TOM DALY, CLERK-RECORDER

By: [Signature] DEPUTY

FILED

JUL 14 2010

TOM DALY, CLERK-RECORDER

By: [Signature] DEPUTY



**POSTED**

**JUL 14 2010**

TOM DALY, CLERK-RECORDER

By [Signature] 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 18575  
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** \$2,782.25  
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 [Signature] 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 949.724.6521.

**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  
330 North Broadway, Bldg. 12, Rm. 101  
Santa Ana, CA 92701

Date received for filing at OPR



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) 724-6500  
 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>ED-</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 753.5a (Rev. 11/09)

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

Finalization: 2010000167478  
 7/14/10 9:31 am  
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Item	Title	Count
1	Z02	1
	Fish & Game: Env Impact Report	
	Document ID	Amount
DOC# 201085000873		2842.25
Time Recorded 9:31 am		

Total	2842.25
Payment Type	Amount
Check # 44138	2842.25
Amount Due	0.00

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