

# 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/](http://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 \*\*\* with 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 \*\*\*

1085000932 8 51 am 07/28/10  
176 OR03 Z01  
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  
949-724-8521

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:

**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 9-36 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.

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:

# 4021108

TOM DALY, CLERK-RECORDER

By [Signature] 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 OFR

(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  
639 North Broadway Bldg 13 Rm 101  
Santa Ana CA 92701

Date received for filing at CPR

FORM 45-09 (Rev. 10/2009)



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  
 X \_\_\_\_\_

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

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	\$	_____
<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: Previous Filing Attached		\$	_____

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

SIGNATURE: [Signature] TITLE: Deputy

X