

201085000932 8 51 am 07/28/10

176 OR03 Z01

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NOTICE OF DETERMINATION

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

X 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: 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.
(include County) Lat. 33° 41' 19" Long. 117° 49' 57"

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

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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.

TOM DALY, CLERK-RECORDER

By [Signature] 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

[Signature]
Signature **FILED**

July 28, 2010
Date

JUL 28 2010

Date received for filing at OPR:

#4001108

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.
(include County)
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 TD DEPUTY

FILED

JUL 14 2010

TOM DALY, CLERK-RECORDER

By TD 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  DEPUTY

FILED

JUL 14 2010

TOM DALY, CLERK-RECORDER

By  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 OPR



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

TR# 167418

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 X [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
7 DR06

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

Total	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 201085000932
 PROJECT TITLE Irvine Business Complex (IBC) Residential/Mixed 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