

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: **Hernan DeSantos**
Senior Planner
949-724-6441
hdesantos@cityofirvine.org

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 Modification (File No. 00977099-PCPM)

Applicant: Pirzadeh & Associates, Inc.,
30 Executive Park #270
Irvine CA 92614
Contact: John Ernst, Project Manager
(949) 851-1367
ernst@pirzadeh.com

Project Location: The project site is located at 3125 Warner Avenue at the northeast corner of Warner Avenue and the northbound Jamboree Road on-ramp in Planning Area 36 (Irvine Business Complex).

Project Description: Conditional Use Permit modification application to demolish the existing buildings on the project site and replace them with a new approximately 254,259-square-foot, three-story self-storage facility with individual storage units. The proposed facility will contain a total of 1,955 storage units, ranging in size from 25 square feet to 310 square feet. Hours of operation for storage unit access would be Monday through Sunday from 6 a.m. to 10 p.m.

This is to advise that the **Zoning Administrator of the City of Irvine, as lead agency**, has approved a Conditional Use Permit Modification (File No. 00977099-PCPM) located at 3125 Warner Avenue in Planning Area 36 on June 24, 2026, and made the following determinations regarding the project:

1. A certified **Program EIR** for Planning Area 36 Irvine Business Complex Residential Mixed-Use Vision Plan General Plan Amendment/Zone Change was prepared (SCH No. 2007011024).
2. The project **will not** have a significant effect on the environment.
3. This project is **covered by** a previously certified Program EIR (SCH No. 2007011024).
4. Mitigation measures **were** made a condition of the approval of the project.
5. A statement of Overriding Considerations **was not** adopted for this project.
6. Findings **were not** made pursuant to the provisions of CEQA.

This is to certify that the Final 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, One Civic Center Plaza, Irvine, California 92623.

Hernan DeSantos, Senior Planner
Name and Title

Hernan DeSantos
Signature

June 24, 2026
Date

POSTED

FILED

Recorded in Official Records, Orange County

Tom Daly, County Recorder

JUN 25 2013

JUN 25 2013

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201085000873 9:31 am 07/14/10

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ORANGE COUNTY CLERK-RECORDER DEPARTMENT

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

By: _____ DEPUTY

By: _____ 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 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:

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By: _____ DEPUTY

- 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

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ORANGE COUNTY CLERK-RECORDER DEPARTMENT

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

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JUL 14 2010

TOM DALY, CLERK-RECORDER

By: [Signature] 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 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
SCH No.: xxxxxxx | \$2,782.25 |
| ☐ 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 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 949.724.6521.**

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

FORM 45-09 (Rev. 10/2008)



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
COUNTY/STATE AGENCY OF FILING OC Clerk Recorder
PROJECT TITLE Irvine Business Complex (IBC) Residential/Mixed Use Vision Plan
PROJECT APPLICANT NAME City of Irvine
PROJECT APPLICANT ADDRESS PO BOX 19575
CITY Irvine STATE CA
PHONE NUMBER (949) 724-6501
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) \$2,792.25 \$ 2,792.25
☐ Mitigated/Negative Declaration (ND)(MND) \$2,010.25 \$
☐ Application Fee Water Diversion (State Water Resources Control Board Only) \$850.00 \$
☐ Projects Subject to Certified Regulatory Programs (CRP) \$949.50 \$
☒ County Administrative Fee \$50.00 \$ ED-
☐ Project that is exempt from fees
☐ Notice of Exemption
☐ DFG No Effect Determination (Form Attached)
☐ 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. 11/08)

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

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

Item Title Count
1 Z02 1
Fish & Game: Env Impact Report
Document ID Amount
DOC# 20100500873 2842.25
Time Recorded 9:31 am

Finalization: 2010000167478
7/14/10 9:31 am
7 DR06

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