



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
Hdesantos@cityofirvine.org
949-724-6441

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

State Clearinghouse No.: SCH No. 2000071014

Project Title and File No.: Planning Area 40 East Vesting Tentative Parcel Map No. 2024-150

Applicant: Stantec, on behalf of Irvine Community Land Trust
38 Technology, Suite 200, Irvine, CA 92618
Attn: Faiza Ahmad
Faiza.Ahmad@stantec.com
949-923-6014

Project Location: The project site is located northeast of Roosevelt between a site that is currently being developed with a future apartment complex and State Route (SR) -133 within Planning Area (PA) 40 East (Cypress Village).

Project Description: Vesting Tentative Parcel Map (VTPM) No. 2024-150 (File No. 00943879-PTP) to subdivide an approximately 4.06-gross-acre property into two numbered lots for future residential development purposes. This subdivision will establish future residential lots and access points to accommodate a future affordable housing development consisting of approximately 154 units.

This is to advise that the **Subdivision Committee of the City of Irvine, as lead agency**, Vesting Tentative Parcel Map (VTPM) No. 2024-150 (File No. 00943879-PTP) in Planning Area (PA) 40 East (Cypress Village) on March 26, 2025, and made the following determination regarding the above described-project:

1. An Environmental Impact Report (SCH No. 2000071014) **was** previously prepared and certified pursuant to the provisions of CEQA.
2. An Addendum to a previously certified EIR (SCH No. 2000071014) 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

March 26, 2025

Date



NOTICE OF DETERMINATION

By TOM DALY, CLERK-RECORDER
DEPUTY

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Irvine
P. O. Box 19575

Recorded in Official Records, County of Orange
Tom Daly, Clerk-Recorder

County Clerk
County of Orange
P. O. Box 838, Santa Ana, CA 92702

850.00
200385000656 03:08pm 05/28/03
90 29 202
850.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

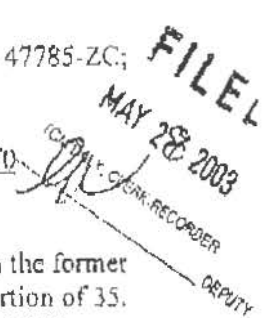
Subject: Filling of Notice of Determination in compliance with Section 21106 of 21100 of the Public Resources Code.

Project Title: Annexation; General Plan Amendment 47782-GA; Zone Change 47785-ZC; and Development Agreement for the Orange County Great Park

SCH# 2002101020
State Clearinghouse Number

Glen Worthington
Contact Person

(949) 724-6370
Telephone



Project Location: The project area is located in the central portion of Orange County on the former MCAS El Toro site and consists of City of Irvine Planning Areas (PA) 51, 30, and a portion of 35. The entire project area encompasses approximately 4,806 acres of land. Approximately 4,279 acres of PA 51 are located on unincorporated County of Orange land within the City of Irvine's Sphere of Influence. Approximately 414 acres (PA30 and a portion of PA 51) are within the City limits of Irvine. The Irvine Ranch Water District (IRWD) parcel, located on unincorporated County land, comprise approximately 8 acres (PA35) of the annexation area.

Project Applicant: City of Irvine, One Civic Center Plaza, Irvine, CA 92606

Project Description: The project consists of the following actions: 1) Annexation, General Plan Amendment, Pre-Zoning (prior to annexation) of the unincorporated portion, and Zoning of Planning Area 51; 2) Annexation of the unincorporated portion of Planning Area 35 (the Irvine Ranch Water District Parcel); 3) General Plan Amendment and Zone Change for Planning Area 30, which is presently in the City of Irvine; and 4) Approval of the form of a Development Agreement vesting approval of higher intensity overlay uses in consideration for dedication of land for public purposes and for developing and funding certain infrastructure improvements and maintenance of the public uses and facilities by the purchaser/developer and subsequent landowners. Together, these actions establish the policy and legislative structure to guide the development of the "Orange County Great Park."

The purpose of the project is both to assure that reuse of El Toro is consistent with the intent of Measure W approved by the voters in March 2002, and respond to the decision of the federal government to sell the land at a public auction. The City also wishes to assure a financially viable development consistent with the intent of Measure W with the orderly development of public infrastructure and public open space amenities at no cost to the local taxpayer. Securing local control over land use decisions and the coordination of all infrastructure improvements is essential

FILED

MAY 28 2003

NOTICE OF DETERMINATION

TOM DALY, CLERK-RECORDER
By [Signature] DEPUTY

to meet the City's objectives. Annexation of the portions of the property not currently within the City limits and an amendment of the City's General Plan and Zoning Ordinance are actions required to transfer complete land use control from the County of Orange to the City of Irvine.

This is to advise that the City of Irvine has approved the above-described project on May 27, 2003
[X] Lead Agency [] Responsible Agency
and has made the following determinations regarding the above described project:

- 1. The project {[X] will [] will not} have a significant effect on the environment.
- 2. [X] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
[] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
The EIR or Negative Declaration and record of project approval may be examined at the Community Development Department, City Hall, One Civic Center Plaza, Irvine.
- 3. Mitigation measures {[X] were [] were not } made a condition of the approval of the project.
- 4. A Statement of Overriding Considerations {[X] was [] was not} adopted for this project.

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 Community Development Department, City Hall, One Civic Center Plaza, Irvine.

Clean Waterington
Signature (Public Agency)

5/28/03
Date

Principal Planner
Title

POSTED

MAY 28 2003

Date received for filing and posting at the County of Orange: _____

TOM DALY, CLERK-RECORDER
By [Signature]



DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH REC...T

DFG 1521.50 (5-2011)

226867

Lead Agency: City of Irvine Date: 05/27/03
 County / State Agency of Filing: O.C. Clerk Recorder Document No.: 850009
 Project Title: Project 47182-CA Zone Change 47182-20 Env. Agreement
City of Irvine Project Applicant Name: City of Irvine Phone Number: 7146370
 Project Applicant Address: One Civic Center Plaza Irvine CA 92618
 Project Applicant (check appropriate box): Local Public Agency School District Other Special District
 State Agency Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report
- Negative Declaration
- Application Fee Water Diversion (State Water Resources Control Board Only)
- Projects Subject to Certified Regulatory Programs
- County Administrative Fee
- Project that is exempt from fees

\$850.00 \$ 850
 \$1,250.00 \$
 \$850.00 \$
 \$850.00 \$
 \$25.00 \$ 0
 TOTAL RECEIVED \$ 850.00

Signature and title of person receiving payment: [Signature] PINK-LEAD AGENCY GOLDEN/ROD-STATE AGENCY OF FILING

WHITE-PROJECT APPLICANT YELLOW-DFG/FASS

FILED
 JUN 11 2003
 BY [Signature] TOM DALY, CLERK-RECORDER DEPUTY

POSTED
 JUN 11 2003
 BY [Signature] TOM DALY, CLERK-RECORDER DEPUTY

ORANGE COUNTY RECORDER
 TOM DALY

Finalization 20030000163191
 05/28/2003 03:08pm
 90 29

Item	Title	Amount
1	Z02 Fish & Game: Env Impact Report	850.00

DCC# 200385000656
 Time Recorded 03:08 PM

Total	850.00
Payment Type	Amount
Check tendered # 92442366	850.00
Amount Due	0.00

THANK YOU
 Please Retain This Receipt
 For Your Records.

Orange County
Clerk-Recorder's Office
Hueh Nguyen

630N Broadway Bldg. 12 Suite
101
Santa Ana, CA, 92701

County

Finalization: 20140000214187
7/8/14 1:27 pm
281 304

Item	Title	Count
1	Z01	1
EIR Administrative Fee		
Document ID		Amount
DOC#	201485000601	50.00
Time Recorded 1:27 pm		
Total		50.00
Payment Type		Amount
Check	tendered	50.00
# 00108901		
Amount Due		0.00



State of California - Department of Fish and Wildlife
2014 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 09/13)

RECEIPT# **451092**
 STATE CLEARING HOUSE # (if applicable)
2002101020

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY City of Irvine		DATE 7-8-14
COUNTY/STATE AGENCY OF FILING Orange County Clerk Recorder		DOCUMENT NUMBER 201485000601
PROJECT TITLE Master plan in Development District 3 of planning area 51		
PROJECT APPLICANT NAME Five Point Communities on behalf of Heritage Fields El Toro, LLC		PHONE NUMBER (949) 724 6441
PROJECT APPLICANT ADDRESS 25 Enterprise, Ste 400	CITY Aliso Viejo	STATE Ca
PROJECT APPLICANT (Check appropriate box):		ZIP CODE 92656
<input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> Private Entity		

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,029.75 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$2,181.25 \$ _____
- Application Fee Water Diversion (State Water Resources Control Board only) \$850.00 \$ _____
- Projects Subject to Certified Regulatory Programs (CRP) \$1,030.25 \$ _____
- County Administrative Fee \$50.00 \$ 50-
- Project that is exempt from fees
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Other previous filing #200385000656 \$ _____
- Receipt # 226867

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other _____
- TOTAL RECEIVED \$ 50-

SIGNATURE: x Rosilla Diaz TITLE: Deputy Clerk

WHITE - PROJECT APPLICANT

YELLOW - CDFW/ASB

PINK - LEAD AGENCY

GOLDEN ROD - COUNTY CLERK