

MAY 06 2022

MAY 06 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

HUGH NGUYEN, CLERK-RECORDER

BY: *[Signature]*

DEPUTY

BY: *[Signature]*

DEPUTY

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

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

State Clearinghouse No.: SCH No. 2002101020

Project Title and File No.: City of Hope Master Plan Modification (File No. 00859909-PMPC)

Applicant: Five Point Communities, on behalf of City of Hope  
 2000 Fivepoint, 4<sup>th</sup> Floor  
 Irvine, CA 92618  
 Contact: Kory Lynch  
 (949) 349-1000

Project Location: The project site occupies a 13.4-acre portion of the existing Five Point Gateway campus and is generally bounded by Barranca Parkway to the north, Alton Parkway to the south, the existing Alton Plaza business park to the west, and Marine Way to the east in Development District 3 of the Great Park Neighborhoods (Planning Area 51).

Project Description: The master plan modification consists of the construction and operation of a 164,158-square-foot in-patient hospital located adjacent to existing Building 5 (City of Hope outpatient medical office). Additionally, the project also proposes expanding the service yard, and redesigning the approved parking structure by eliminating 34 full-size parking spaces and replacing them with 58 compact parking spaces.

This is to advise that the **Planning Commission of the City of Irvine, as lead agency**, approved Master Plan Modification (00859909-PMPC) on May 5, 2022 and made the following determinations regarding the project:

1. The project **will not** have a significant effect on the environment.
2. Technical Memorandum No. 2 to Second Supplemental Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. This project is covered by a previously certified Program EIR (SCH No.: 2002101020).
3. Mitigation measures **were** made a condition of the approval of the project.
4. A 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 not** made pursuant to the provisions of CEQA.

This is to certify that Technical Memorandum No. 2 and the Second Supplemental Environmental Impact Report (SCH No.: 2002101020) are 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

Date received for filing at OPR:

*[Signature]*  
 Signature

MAY 05 2022

Recorded in Official Records, Orange County  
 Hugh Nguyen, Clerk-Recorder



50.00

\* \$ R 0 0 1 3 7 1 7 0 5 9 \$ \*  
 202285000386 11:36 am 05/06/22  
 440 SC2A Z01  
 0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

NOTICE OF DETERMINATION



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

From: City of Irvine
P. O. Box 19575
Irvine, CA 92619-0575
Recorded in Official Records, County of Orange
Tom Daly, Clerk-Recorder

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

NO FEE

200385000734 04:15pm 06/11/03

90 34 202 201
0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

Subject: Filling of Notice of Determination in compliance with Section 21108 or 21152 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

FILED

SCH# 2002101020
State Clearinghouse Number

Glen Worthington
Contact Person

(949) 724-6370
Telephone

JUN 11 2003

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.

TOM DALY, CLERK-RECORDER

DEPT

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JUN 11 2003

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

TOM DALY, CLERK-RECORDER

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

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JUL 09 2020

JUL 09 2020

FORM 45-03 (6/99)

HUGH NGUYEN, CLERK-RECORDER

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

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BY: [Signature] DEPUTY

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MAY 06 2022

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ORANGE COUNTY CLERK-RECORDER DEPARTMENT
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# NOTICE OF DETERMINATION

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.

Celan Williams  
Signature (Public Agency)

6/11/03  
Date

Principal Planner  
Title

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

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JUL 09 2020  
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JUN 11 2003  
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Page 2  
MAY 06 2022  
ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
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FORM 15-03 (6/97)  
MAY 06 2022  
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DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH REC...T



226867  
 Date: 05/27/03  
 Document No.: 8000g  
 Lead Agency: City of Irvine  
 County / State Agency of Filing: O.C. Clerk Recorder  
 Project Title: ANNEKATION CPA 47182-CA : zone change 47185-23 Dev. Agreement for  
 O.C. Great Park  
 Project Applicant Name: City of Irvine  
 Phone Number: 714 6370  
 Project Applicant Address: One Civic Center Plaza Irvine Ca 92609

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

per 6103  
 Signature and title of person receiving payment: E. Spoka  
 WHITE-PROJECT APPLICANT  
 YELLOW-OFGRAB  
 PINK-LEAD AGENCY  
 GOLDENROD-STATE AGENCY OF FILING

\$850.00	\$
\$1,250.00	\$
\$850.00	\$
\$850.00	\$
\$25.00	\$
<b>TOTAL RECEIVED \$ 850.00</b>	

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 JUN 11 2003  
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 JUN 11 2003  
 TOM DALY, CLERK-RECORDER  
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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

DOC# 2003B5000656  
 Time Recorded 03:08 pm

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

THANK YOU  
 Please Retain This Receipt For Your Records.

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 JUL 09 2020  
 HUGH NGUYEN, CLERK-RECORDER  
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 BY: [Signature] DEPUTY

Orange County  
Clerk-Recorder's Office  
Hugh Nguyen

601 N. Ross Street  
92701

County

Finalization: 20220000169482  
5/6/22 11:36 am  
440 SC2A

Item	Title	Count
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1	Z01	1
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EIR: Exempt or Previously Paid Document ID	Amount
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DOC# 202285000386	50.00
Time Recorded 11:36 am	

Total	50.00
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Payment Type	Amount
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Check tendered	50.00
# 20000104	

Amount Due	0.00
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THANK YOU  
PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS

[www.ocrecorder.com](http://www.ocrecorder.com)

