

FILED

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MAY 20 2022

MAY 20 2022

NOTICE OF DETERMINATION

HUGH NGUYEN, CLERK-RECORDER

ORANGE COUNTY CLERK-RECORDER DEPARTMENT



BY:

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DEPUTY

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DEPUTY

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: **Hernan DeSantos**  
Senior Planner  
949-724-6441

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.: SCH No. 2002101020

Project Title and File No.: Master Plan (00856741-PMP) and Park Plan Modification (00859650-PPK)

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

Project Location: The project site is generally bounded by Irvine Boulevard to the north, Chinon to the west, Harrier to the south, and Lynx and the Great Park Wildlife Corridor to the east in Development District 5-South and Development District 6-North of the Great Park Neighborhoods (Planning Area 51).

Project Description: The Master Plan proposes the development of 1,062 market-rate condominium units and 112 affordable apartment units, for a combined total of 1,174 dwelling units, and The park plan modification updates the park acreage requirements and the park acreage provided to be consistent with the increase in residential units identified in the residential Master Plan.

This is to advise that the **Planning Commission of the City of Irvine, as lead agency**, has approved Master Plan (00856741-PMP) and Park Plan Modification (00859650-PPK) in Development District 5-South and Development District 6-North of the Great Park Neighborhoods in Planning Area 51 on May 19, 2022, and made the following determinations regarding the project:

1. The project **will not** have a significant effect on the environment.
2. The project is in accordance with the Certified Second Supplemental Program Environmental Impact Report EIR (SCH No.: 2002101020) 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 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 the Second Supplemental Environmental Impact Report (SCH No.: 2002101020) 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

*[Handwritten signature]*  
Signature

May 19, 2022  
Date

Date received for filing at OPR:

FORM 45-09 (Rev. 10/2006)



# 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 Z02 Z01  
0.00 0.00 0.00 0.00 0.00 0.00 0.00

Subject: Filing 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.

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JUN 11 2003

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

TOM DALY, CLERK-RECORDER  
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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

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JUL 09 2020

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FORM 45-03 (6/99)

HUGH NGUYEN, CLERK-RECORDER

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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

Lead Agency       Responsible Agency  
and has made the following determinations regarding the above described project:

1. The project  will  will not} have a significant effect on the environment.
2.  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  were  were not } made a condition of the approval of the project.
4. A Statement of Overriding Considerations  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.

*Alan W. Huntington*  
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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BY: *[Signature]* DEPUTY

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FORM 45-03 (6/99)



DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT  
DFG 753.5a (8-01)

226867

Lead Agency: City of Irvine Date: 05/27/03  
County / State Agency of Filing: O.C. Clerk Recorder Document No.: 8500069  
Project Title: Amortization CPA 47182-GA : zone change 47185-2<sup>nd</sup> Dev. Agreement for  
O.C. Great Park  
Project Applicant Name: City of Irvine Phone Number: 949 7246370  
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 \$850.00 \$ 850
- Negative Declaration \$1,250.00 \$ \_\_\_\_\_
- Application Fee Water Diversion (State Water Resources Control Board Only) \$850.00 \$ \_\_\_\_\_
- Projects Subject to Certified Regulatory Programs \$850.00 \$ \_\_\_\_\_
- County Administrative Fee \$25.00 \$ \_\_\_\_\_
- Project that is exempt from fees per 6103 \$ \_\_\_\_\_

TOTAL RECEIVED \$ 850.00

Signature and title of person receiving payment: E. Rocha  
WHITE-PROJECT APPLICANT YELLOW-DFG/FASB PINK-LEAD AGENCY GOLDENROD-STATE AGENCY OF FILING

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JUL 09 2020

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Item Title	Amount
1 Z02 Fish & Game: Env Impact Report	850.00
DOC# 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 RECORDER  
TOM DALY

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