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202385000656 1:14 pm 07/26/23
390 SC4A Z01
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

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: Stacy Tran
Senior Planner
949-724-6316

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.: Vesting Tentative Parcel Map 2021-204 (00884907-PTP) subdivides 31.8-gross acres into five numbered lot for future commercial development.

Applicant: Five Point Communities on behalf of Heritage Fields El Toro, LLC
25 Enterprise, Suite 400
Aliso Viejo, CA 92656

Project Location: The project site is located south of future intersection of Bake Parkway and Marine Way in Development District 2 of the Great Park Neighborhoods (Planning Area 51).

Project Description: Vesting Tentative Parcel Map 2021-204 subdivides 31.8-gross acres into five numbered lot intended for up to 625,500-square-foot warehouse development.

This is to advise that the **Subdivision Committee of the City of Irvine, as lead agency**, has approved the above-described project on **July 26, 2023** and has made the following determinations regarding the project:

1. The project **will not** have a significant effect on the environment.
2. A 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. New mitigation measures **were not** 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** made pursuant to the provisions of CEQA.

This is to certify that the Second Supplemental 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.

Stacy Tran, Senior Planner

Name and Title

Signature

July 26, 2023

Date

POSTED

FILED

JUL 26 2023

JUL 26 2023

Date received for filing at OPR:
HUGH NGUYEN, CLERK-RECORDER

HUGH NGUYEN, CLERK-RECORDER

FORM 45-09 (Rev. 10/2006)

BY: DEPUTY

BY: DEPUTY

Hugh Nguyen
Orange County Clerk-Recorder
601 N. Ross Street
Santa Ana, CA 92701

County

Finalization: 20230000206521
7/26/23 1:14 pm
390 SC4A

Item	Title	Count
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1	201	1
EIR: Exempt or Previously Paid Document ID		Amount

DOC# 202385000656	50.00
Time Recorded 1:14 pm	

Total	50.00
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Payment Type	Amount
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Check tendered	50.00
# 43298	

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

www.ocrecorder.com





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
80 34 202 Z01
0.00 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.

TOM DALY, CLERK-RECORDER
DEPT

POSTED

JUN 11 2003

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

TOM DALY, CLERK-RECORDER
DEPT

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

FILED

POSTED

POSTED

JUL 09 2020

JUL 26 2023

JUL 09 2020

FORM 45-03 (6/99)

JUL 26 2023

HUGH NGUYEN, CLERK-RECORDER

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: _____

HUGH NGUYEN, CLERK-RECORDER

BY: _____

DEPUTY

DEPUTY

DEPUTY

BY: _____

DEPT.

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 W. Huntington
Signature (Public Agency)

6/11/03
Date

Principal Planner
Title

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

POSTED
JUL 09 2020
ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: [Signature] DEPUTY

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

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

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

FILED
JUL 26 2023
HUGH NGUYEN, CLERK-RECORDER
BY: [Signature] DEPUTY

POSTED
JUL 26 2023
HUGH NGUYEN, CLERK-RECORDER
BY: [Signature] DEPUTY

DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT



226867

DFG 753.50 (6-01)
 Lead Agency: City of Irvine Date: 05/27/03
 County / State Agency of Filing: O.C. Clerk Recorder Document No.: 80006
 Project Title: AVIATION CPA 47162-CA : Zone Change 47162-2C Dev. Agreement for
O.C. State Park
 Project Applicant Name: City of Irvine Phone Number: 714 637 0
 Project Applicant Address: One Civic Center Plaza Irvine CA 92614

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 \$
 \$1,250.00 \$
 \$850.00 \$
 \$850.00 \$
 \$25.00 \$

TOTAL RECEIVED \$

Signature and title of person receiving payment: [Signature]

WHITE-PROJECT APPLICANT

YELLOW-OF&F&B

PINK-LEAD AGENCY

GOLDENROD-STATE AGENCY OF FILING

FILED

JUN 11 2003

By: [Signature] TOM DALY, CLERK-RECORDER DEPUTY

POSTED

JUN 11 2003

By: [Signature] TOM DALY, CLERK-RECORDER DEPUTY

FILED

JUL 26 2003

By: [Signature] HUGH NGUYEN, CLERK-RECORDER DEPUTY

JUL 26 2003

HUGH NGUYEN, CLERK-RECORDER

POSTED

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# 200385000656
Time Recorded 03:08 pm

Total 850.00

Payment Type Amount

Check tendered 850.00

92442366
Amount Due 0.00

THANK YOU
Please Retain This Receipt
For Your Records.

FILED

JUL 09 2020

HUGH NGUYEN, CLERK-RECORDER

By: [Signature] DEPUTY

POSTED

JUL 09 2020

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

By: [Signature] DEPUTY