



202385000655 1:07 pm 07/26/23

390 SC4A Z01

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**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: Stacy Tran  
Senior Planner  
949-724-6316

**POSTED**

**JUL 26 2023**

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

**X** 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.:** Vesting Tentative Parcel Map 2022-163 (00884898-PTP) subdivides 42.1-gross acres into two 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 west of Bake Parkway between Marine Way and Muirlands Boulevard in Development District 2 of the Great Park Neighborhoods (Planning Area 51).

**Project Description:** Vesting Tentative Parcel Map 2022-163 subdivides 31.8-gross acres into two numbered lots intended for up to 600,500-square-foot office 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

  
**FILED** Signature

July 26, 2023  
Date

**JUL 26 2023**

Date received for filing at OPR:

HUGH NGUYEN, CLERK-RECORDER

FORM 45-09 (Rev. 10/2006)

BY:  DEPUTY

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

County

Finalization: 20230000206504  
7/26/23 1:07 pm  
390 SC4A

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid Document ID		Amount
DOC# 202385000655		50.00
Time Recorded 1:07 pm		

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Total 50.00

Payment Type	Amount
Check tendered # 43297	50.00

Amount Due 0.00

THANK YOU  
PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS

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





NOTICE OF DETERMINATION

To: Office of Planning and Research
1400 Tenth Street, Room 1211
Sacramento, CA 95814

From: City of Irvine
P. O. Box 19575

Irvine, CA 92619
Recorded in Official Records, County of Orange
Tom Daly, Clerk-Recorder

POSTED

JUL 26 2023

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

HUGH NGUYEN, CLERK-RECORDER

NO FEE

200385000734 04:15pm 06/11/03

80 34 202 201

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

Glen Worthington

(949) 724-6370

State Clearinghouse Number

Contact Person

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

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

JUL 09 2020

JUL 26 2023

JUL 09 2020

FORM 45-03 (6/99)

HUGH NGUYEN, CLERK-RECORDER

HUGH NGUYEN, CLERK-RECORDER

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

DEPUTY

BY:

DEPUTY

DEPUTY

# 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. Worthington  
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  
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Page 2  
JUL 26 2023  
HUGH NGUYEN, CLERK-RECORDER  
BY: [Signature] DEPUTY

**FILED**  
FORM 15-03 (6/99)  
JUL 26 2023  
HUGH NGUYEN, CLERK-RECORDER  
BY: [Signature] DEPUTY

DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

226867

Lead Agency: City of Irvine Date: 05/27/03  
 County / State Agency of Filing: O.C. Clerk Recorder Document No.: 800069  
 Project Title: Amortization CPA 47182-CA : zone change 47182-22 Dev. Agreement for  
O.C. Great Park  
 Project Applicant Name: City of Irvine Phone Number: 714 637 0979  
 Project Applicant Address: One Civic Center Plaza Irvine CA 92618

Project Applicant (check appropriate box):  
 Local Public Agency  
 State Agency  
 Private Entity  
 School District  
 Other Special District

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:

WRITE-PROJECT APPLICANT

YELLOW-DFG/ASB

PINK-LEAD AGENCY

GOLDENROD-STATE AGENCY OF FILING

FILED

JUL 09 2020

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

FILED

JUN 11 2003

TOM DALY, CLERK-RECORDER

BY: [Signature] 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

DOC# 200385000656  
Time Recorded 03:08 PM

Total 850.00

Payment Type Amount

Check tendered 850.00

Amount Due 0.00

THANK YOU  
Please Retain This Receipt  
For Your Records.

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JUL 09 2020

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

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JUN 11 2003

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BY: [Signature]

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JUL 26 2023

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BY: [Signature] DEPUTY

FILED

JUL 26 2023

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY