



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

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



50.00

* \$ R 0 0 1 4 6 5 9 0 3 2 \$ *
202385000997 12:11 pm 11/17/23
135 SC1A Z01
0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

MASTER PLAN 00912171-PMPC FOR RETAIL CENTER CONDITIONAL USE
PERMIT00915924-PCPU FOR A DRIVE THRU RESTAURANT: AND CONDITIONAL USE PERMIT
00915925-PCPU FOR A DRIVE THRU RESTAURANT

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type): NOTICE OF DETERMINATION

FILED

NOV 17 2023

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

**FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON** November 17, 2023
Posted for 30 days
DEPUTY ROBERTO URIOSTEGUI

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

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: **Sherman Jones**
Senior Planner
949-724-6559

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 00912171-PMPC for a retail center; Conditional Use Permit 00915924-PCPU for a drive-thru restaurant; and Conditional Use Permit 00915925-PCPU for a drive-thru restaurant

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

FILED

NOV 17 2023

HUGH NGUYEN, CLERK-RECORDER

DEPUTY

Project Location: The project site is generally located south of Great Park Boulevard and east of Beacon in Development District 1 of the Great Park Neighborhoods in Planning Area 51.

Project Description: A community commercial retail center, including two drive-thru restaurants on an approximately 11-acre site. The application includes two design options based on the configuration of the two anchor tenant buildings. One design would include eight buildings comprised of 76,370 square feet in total, and the other would include eight buildings comprised of 74,710 square feet in total. The main differences between the two design options presented include the size and location of major anchor tenant Buildings 2 and 5.

This is to advise that the **Planning Commission of the City of Irvine, as lead agency**, has approved Master Plan 00912171-PMPC; Conditional Use Permit 00915924-PCPU; and Conditional Use Permit 00915925-PCPU in Development District 1 of the Great Park Neighborhoods in Planning Area 51 on November 16, 2023, and 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 (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.

Sherman Jones, Senior Planner
Name and Title

Signature

November 16, 2023
Date

FILED

NOV. 17 2023

HUGH NGUYEN, CLERK-RECORDER
DEPUTY



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

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

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 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

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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

FILED

POSTED

JUL 09 2020

JUL 09 2020

FORM 45-03 (6/99)

HUGH NGUYEN, CLERK-RECORDER

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: _____ DEPUTY

BY: _____ 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

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 Worthington
Signature (Public Agency)

6/11/03
Date

Principal Planner
Title

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

FILED

NOV 17 2023

HUGH NGUYEN, CLERK-RECORDER
DEPUTY

POSTED

JUL 09 2020

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: *[Signature]* DEPUTY

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JUN 11 2003

TOM DALY, CLERK-RECORDER
BY: *[Signature]* DEPUTY

POSTED

JUN 11 2003

TOM DALY, CLERK-RECORDER
BY: *[Signature]* DEPUTY

FILED

JUL 09 2020

HUGH NGUYEN, CLERK-RECORDER
BY: *[Signature]* DEPUTY



DEPARTMENT OF FISH AND GAME
 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFG 753.5a (6-01)

226867

Lead Agency: City of Irvine Date: 05/27/03
 County / State Agency of Filing: O.C. Clerk Recorder Document No.: 85006
 Project Title: Association CPA 47782 - CA : Zone Chang 47782 - 2nd Dev. Agreement
 Project Applicant Name: City of Irvine Phone Number: 7146370
 Project Applicant Address: One Civic Center Plaza Irvine CA 92606
 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: [Signature]
 WHITE-PROJECT APPLICANT YELLOW-DFG/FASB PINK-LEAD AGENCY GOLDENROD-STATE AGENCY OF FILING

FILED

JUN 11 2003

TOM DALY, CLERK-RECORDER

BY: [Signature] DEPUTY

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JUL 09 2020

HUGH NGUYEN, CLERK-RECORDER
 DEPUTY

POSTED

JUN 11 2003

TOM DALY, CLERK-RECORDER

BY: [Signature] DEPUTY

POSTED

JUL 09 2020

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
 DEPUTY

ORANGE COUNTY RECORDER
 TOM DALY
 Finalization 20030000163191
 05/28/2003 03:08PM
 90 29
 Item Title Amount
 1 Z02 850.00
 Fish & Game: Env Impact
 Report
 DOC# 200385000656
 Time Recorded 03:08 PM

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

THANK YOU
 Please Retain This Receipt
 For Your Records.

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

County

Finalization: 20230000322802
11/17/23 12:11 pm
135 SC1A

Item	Title	Count
1	201	1
EIR: Exempt or Previously Paid Document ID		
		Amount
DOC#	202385000997	50.00
Time Recorded 12:11 pm		

Total 50.00

Payment Type	Amount
Check tendered	50.00
# 43714	

Amount Due 0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com

