



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

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



\* \$ R 0 0 1 5 2 4 6 8 6 7 \$ \*  
202485000994 1:50 pm 11/12/24  
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

Vesting Tentative Tract Map No. 19284 (00925358-PTT) Park Plan Modification (00930584-PPK)  
Master Plan (00925370-PMP) Conditional Use Permit (00935696-PCPU) and Commercial Master  
Plan (00939402-PMPC)

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):

**FILED**

NOV 12 2024

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON November 12, 2024

Posted for 30 days

DEPUTY Roberto Uriostegui

FILED


NOV 12 2024

HUGH NGUYEN, CLERK-RECORDER



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 BY:  DEPUTY  
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.:** Vesting Tentative Tract Map No. 19284 (00925358-PTT), Park Plan Modification (00930584-PPK), Master Plan (00925370-PMP), Conditional Use Permit (00935696-PCPU), and Commercial Master Plan (00939402-PMPC)

**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 Treble to the north, Harrier to the east, Lynx to the south, and the Southern California Regional Rail Authority to the west, within Development District 6 of Great Park Neighborhoods (Planning Area 51).

**Project Description:** Vesting Tentative Tract Map No. 19284 proposes to subdivide up to 166.3 gross acres into 36 numbered lots for residential, private park, community commercial, and multi-use (office) purposes, and 14 lettered lots for landscape and private way purposes, with associated park plan modification, a master plan for the development of up to 1,263 attached and detached condominiums, a conditional use permit for 69 senior affordable units, and a commercial master plan for 25,000 square feet of commercial development. VTTM 19284 would also include up to 198,000 square feet of multi-use (office) development intensity.

This is to advise that the **Planning Commission of the City of Irvine, as lead agency**, has approved Vesting Tentative Tract Map No. 19284 (00925358-PTT), Park Plan Modification (00930584-PPK), Master Plan (00925370-PMP), Conditional Use Permit (00935696-PCPU), and Commercial Master Plan (00939402-PMPC) in Development District 6 of the Great Park Neighborhoods in Planning Area 51 on November 7, 2024 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.

**Hernan DeSantos, Senior Planner**  
Name and Title

  
Signature

December 7, 2023  
Date



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 08/11/03
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

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

POSTED

JUL 09 2020

JUL 09 2020

FORM 45-03 (6/99)

FILED

HUGH NGUYEN, CLERK-RECORDER

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

NOV. 12 2024

BY: [Signature] DEPUTY

BY: [Signature] DEPUTY

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] 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.

*Alan 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  
DEPUTY

**POSTED**  
JUN 11 2003  
TOM DALY, CLERK-RECORDER  
DEPUTY

FORM 45-03 (6/99)

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

Page 2

**FILED**  
NOV 12 2024  
HUGH NGUYEN, CLERK-RECORDER  
BY: *[Signature]* DEPUTY



DEPARTMENT OF FISH AND GAME  
 ENVIRONMENTAL FILING FEE CASH RECEIPT  
 DFG 7515a (6-01)

226867

Lead Agency: City of Irvine Date: 05/27/03  
 County / State Agency of Filing: O.C. Clerk Recorder Document No.: 850006  
 Project Title: Amendment CPA 47762-GA : zone change 47762-2020 Dev. Agreement for O.C. Great Park  
 Project Applicant Name: City of Irvine Phone Number: 949 746370  
 Project Applicant Address: One Civic Center Plaza Irvine Ca 92610  
 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

DEPUTY

POSTED

JUN 11 2003

TOM DALY, CLERK-RECORDER

DEPUTY

ORANGE COUNTY RECORDER  
 TOM DALY

Finalization: 20030600163191  
 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

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

THANK YOU  
 Please Retain This Receipt  
 For Your Records.

FILED

JUL 09 2020

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

POSTED

JUL 09 2020

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

FILED

NOV 12 2024

HUGH NGUYEN, CLERK-RECORDER  
 DEPUTY

POSTED  
MAY 28 2003



NOTICE OF DETERMINATION

By TOM DALY, CLERK-RECORDER  
DEPUTY

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

From: City of Irvine  
P. O. Box 19575

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

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

850.00

200385000656 03:08pm 05/28/03

90 29 202  
860.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

Subject: Filling of Notice of Determination in compliance with Section 21106 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  
MAY 28 2003

SCH# 2002101020  
State Clearinghouse Number

Glen Worthington  
Contact Person

(949) 724-6370  
Telephone

By TOM DALY, CLERK-RECORDER  
DEPUTY

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 4.4 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.

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

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

FORM 45-01 (6/99)

NOV 12 2024

HUGH NGUYEN, CLERK-RECORDER

# NOTICE OF DETERMINATION

FILED

MAY 28 2003

By [Signature] TOM DAILY, CLERK-RECORDER DEPUTY

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.

[Signature]  
Signature (Public Agency)

5/28/03  
Date

Principal Planner  
Title

POSTED

MAY 28 2003

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

By [Signature] TOM DAILY, CLERK-RECORDER

FILED

NOV 12 2024

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

FORM 45-03 (6/99)

**DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT**

DFG 75233 (6-01)

226867

County / State Agency of Filing: City of Irvine O.C. Clerk Recorder  
 Date: 05/27/03  
 Document No.: 80006  
 Project Title: Amendments CPA 47162-CA : Zone Change 47162-2012 Dev. Agreement for O.C. Golf Park  
 Project Applicant Name: City of Irvine  
 Phone Number: 714 637 0000  
 Project Applicant Address: One Civic Center Plaza Irvine CA 92614

Project Applicant (check appropriate box):  
 Local Public Agency  
 State Agency  
 School District  
 Private Entity  
 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 \$ 850  
 \$1,250.00 \$  
 \$850.00 \$  
 \$850.00 \$  
 \$25.00 \$ 25  
 TOTAL RECEIVED \$ 850.00

Signature and title of person receiving payment: [Signature]  
 WHITE-PROJECT APPLICANT PINK-LEAD AGENCY GOLD-RECORD-STONE AGENCY OF FILING

**FILED**  
 JUN 11 2003  
 TOM DALY, CLERK-RECORDER  
 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  
 DDC# 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.

**POSTED**  
 JUN 11 2003  
 TOM DALY, CLERK-RECORDER  
 DEPUTY

**FILED**  
 NOV 12 2024

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



Orange County  
Clerk-Recorder's Office  
Hugh Nguyen

630N Broadway Bldg. 12 Suite  
101  
Santa Ana, CA, 92701

County

Finalization: 20140000214187  
7/8/14 1:27 pm  
281 304

Item	Title	Count
1	Z01	1
EIR Administrative Fee		
Document ID		Amount
DOC#	201485000601	50.00
Time Recorded 1:27 pm		

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Total	50.00
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Payment Type	Amount
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Check tendered	50.00
# 00108901	

Amount Due	0.00
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THANK YOU

**FILED**

NOV 12 2024

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY



State of California - Department of Fish and Wildlife  
 2014 ENVIRONMENTAL FILING FEE CASH RECEIPT  
 DFW 753.5a (Rev. 09/13)

RECEIPT# **451092**  
 STATE CLEARING HOUSE # (if applicable)  
**2002101020**

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY: City of Irvine DATE: 7-8-14  
 COUNTY/STATE AGENCY OF FILING: Orange County Clerk Recorder DOCUMENT NUMBER: 201485000601  
 PROJECT TITLE: Master plan in Development District 3 of planning area 51  
 PROJECT APPLICANT NAME: Five Point Communities on behalf of Heritage Fields El Toros LLC PHONE NUMBER: (949) 724 6441  
 PROJECT APPLICANT ADDRESS: 25 Enterprize ste 400 CITY: Aliso Viejo STATE: Ca ZIP CODE: 92656

PROJECT APPLICANT (Check appropriate box):  
 Local Public Agency     School District     Other Special District     State Agency     Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,029.75	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,181.25	\$ _____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board only)	\$850.00	\$ _____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,030.25	\$ _____
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ <u>50-</u>
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Other _____		\$ _____

PAYMENT METHOD:  Cash     Credit     Check     Other \_\_\_\_\_ TOTAL RECEIVED \$ 50-

SIGNATURE: x Rosalinda Diaz TITLE: Deputy Clerk

WHITE - PROJECT APPLICANT    YELLOW - CDFW/ASS    PINK - LEAD AGENCY    GOLDEN ROD - COUNTY CLERK

DEPUTY  
 HUGH NGUYEN, CLERK-RECORDER  
 NOV 12 2024  
**FILED**

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

County

Finalization: 20240000314816  
11/12/24 1:50 pm  
135 SCL1A

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

DOC# 202485000994	50.00
Time Recorded 1:50 pm	

Total	50.00
-------	-------

Payment Type	Amount
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Check tendered	50.00
# 45500	

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

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

