



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: **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. 19383 (File No. 00947577-PTT), Park Plan (File No. 00947585), and Master Plan (File No. 00947588-PMP)

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

Project Location: The project site is generally bounded by Magnet to the north, Ridge Valley to the east, Great Park Boulevard to the south, and existing residential development to the west in District 1-West of Great Park Neighborhoods (Planning Area 51).

Project Description: Vesting Tentative Tract Map No. 19383 (File No. 00947577-PTT) to subdivide an approximately 5.5-gross-acre property into two numbered lots for residential purposes; Park Plan (File No. 00947585-PPP) to demonstrate how the City's park requirements are met for the proposed development; Master Plan (File No. 00947588-PMP) to establish site planning, architecture, landscape, and parking for the development of 120 family affordable units in Development District 1-West of the Great Park Neighborhoods of Planning Area 51.

This is to advise that the **Planning Commission of the City of Irvine, as lead agency**, has approved Vesting Tentative Tract Map No. 19383 (File No. 00947577-PTT), Park Plan (File No. 00947585-PPP), and Master Plan (File No. 00947588-PMP) in Development District 1-West of the Great Park Neighborhoods in Planning Area 51 on May 15, 2025 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

Hernan DeSantos

Signature

May 15, 2025
Date



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
850.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

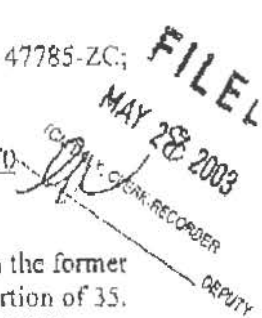
Subject: Filling of Notice of Determination in compliance with Section 21106 of 21106 of the Public Resources Code.

Project Title: Annexation; General Plan Amendment 47782-GA; Zone Change 47785-ZC; and Development Agreement for the Orange County Great Park

SCH# 2002101020
State Clearinghouse Number

Glen Worthington
Contact Person

(949) 724-6370
Telephone



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.

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

MAY 28 2003

NOTICE OF DETERMINATION

TOM DALY, CLERK-RECORDER
By [Signature] 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.

Clean Waterington
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: _____

TOM DALY, CLERK-RECORDER
By [Signature]

DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH REC...T
DFG 1521.50 (5-2011)

226867

Lead Agency: City of Irvine Date: 05/27/03
 County / State Agency of Filing: O.C. Clerk Recorder Document No.: 850009
 Project Title: Approval of CPA 47182-GA Zone Change 47185-20 Ed. Agreement
 City of Irvine
 Project Applicant Name: City of Irvine Phone Number: 7146370
 Project Applicant Address: One Civic Center Plaza Irvine CA 92608
 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 \$ 0
 Project that is exempt from fees par 6103 \$25.00 \$ 0
 TOTAL RECEIVED \$ 850.00

Signature and title of person receiving payment: [Signature] GOLDEN/ROD-STATE AGENCY OF FILING
 WHITE-PROJECT APPLICANT YELLOW-DFG/FASS PINK-LEAD AGENCY

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

DCC# 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.

POSTED
 JUN 11 2003
 By: [Signature] TOM DALY, CLERK-RECORDER DEPUTY

Orange County
Clerk-Recorder's Office
Hueh 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	

Total	50.00
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Payment Type	Amount
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Check tendered	50.00
# 00108901	

Amount Due 0.00



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 Toro, LLC		PHONE NUMBER (949) 724 6441
PROJECT APPLICANT ADDRESS 25 Enterprise, Ste 400	CITY Aliso Viejo	STATE Ca
PROJECT APPLICANT (Check appropriate box):		ZIP CODE 92656
<input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> Private Entity		

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,029.75 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$2,181.25 \$ _____
- Application Fee Water Diversion (State Water Resources Control Board only) \$850.00 \$ _____
- Projects Subject to Certified Regulatory Programs (CRP) \$1,030.25 \$ _____
- County Administrative Fee \$50.00 \$ 50-
- Project that is exempt from fees
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Other previous filing #200385000656 \$ _____
- Receipt # 226867

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other _____
- TOTAL RECEIVED \$ 50-

SIGNATURE: x Rosilla Diaz TITLE: Deputy Clerk

WHITE - PROJECT APPLICANT

YELLOW - CDFW/ASB

PINK - LEAD AGENCY

GOLDEN ROD - COUNTY CLERK