

NOTICE OF DETERMINATION

TO: ☒ State of California
Office of Land Use and
Climate Innovation
1400 Tenth Street
Sacramento, CA 95814

☒ 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: Eric Martin
Senior Planner
T: (949) 724-7519

SUBJECT: Filing of **Notice of Determination** in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse No.: 2002101020

Project Title and File No.: **Marine Way Campus Commercial Master Plan (File No. 00942493-PMPC)**

Applicant: Jamie Gillies, on behalf of Barranca Properties, LLC
17500 Laguna Canyon Road, Irvine, CA 92618
Attn: Jamie Gillies, (714) 955-3806

Project Location: The project site is a 42-gross-acre site designated in Vesting Tentative Parcel Map (VTPM) 2022-163 situated northeast of Bake Parkway between Marine Way to the south and Muirlands Boulevard to the north.

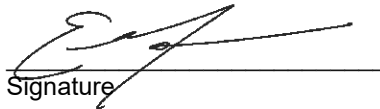
Project Description: Commercial master plan to develop the site with a professional office campus comprised of a 207,395-square-foot office complex and 14,335-square-foot accessory recreational center, along with requests for administrative relief from minimum parking and wall and fence standards.

This is to advise that on November 6, 2025, the **Planning Commission of the City of Irvine, California**, as lead agency, approved Commercial Master Plan 00942493-PMPC, and made the following determinations regarding the above described-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 the previously certified Program EIR (SCH No. 2002101020).
3. New mitigation measures **were not** made a condition of the approval of this project.
4. A new 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, 1 Civic Center Plaza, Irvine CA, 92623.

Eric Martin, Senior Planner
Name / Title


Signature

11/12/2025
Date

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

X 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 or 21104 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

FILED
MAY 28 2003
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 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

NOTICE OF DETERMINATION

MAY 28 2003

By 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.

Clean W. Atkinson
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 TOM DAILY CLERK-RECORDER



DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT
DFG 752.5a (5-01)

226867

Lead Agency: City of Irvine Date: 05/27/03
County / State Agency of Filing: O.C. Clerk Recorder Document No.: 850089
Project Title: Amendment CPA 47782-GA : zone change 47785-2003 Dev. Agreement
Project Applicant Name: City of Irvine Phone Number: 949 246370
Project Applicant Address: One Civic Center Plaza Irvine Ca 92609
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 \$ exempt
☒ 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

POSTED

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 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.

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

DCC# 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
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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		DATE	
City of Irvine		7-8-14	
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER	
Orange County Clerk Recorder		201485000601	
PROJECT TITLE			
Master plan in Development District 3 of planning area 51			
PROJECT APPLICANT NAME		PHONE NUMBER	
Five Point Communities on behalf of Heritage Fields El Toro, LLC		(949) 724 6441	
PROJECT APPLICANT ADDRESS		CITY	STATE ZIP CODE
25 Enterprise Ste 400		Aliso Viejo	Ca 92656
PROJECT APPLICANT (Check appropriate box):			
☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ 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 | | \$ | |

PAYMENT METHOD:

- ☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 50-

SIGNATURE	TITLE
X <i>Rosella Diaz</i>	<i>Deputy Clerk</i>

WHITE - PROJECT APPLICANT

YELLOW - CDFW/ASB

PINK - LEAD AGENCY

GOLDEN ROD - COUNTY CLERK