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.: 2002101020

Project Title and File No.: 2025 Great Park Neighborhoods General Plan Amendment, Zone Change, Seventh Amendment to Density Bonus Agreement between City of Irvine and Heritage Fields El Toro, and Property Exchange for Districts 2 and 6 in Great Park Neighborhoods in Planning Area 51:

1. General Plan Amendment 00961166-PGA, Planning Area 51
2. Zone Change 00955251-PZC, Planning Area 51
3. Seventh Amendment to the Density Bonus between City of Irvine and Heritage Fields El Toro, LLC for Planning Area 51
4. Affordable Housing and Necessary Government Use Property Exchange Agreement between City of Irvine and Heritage Fields El Toro, LLC for Planning Area 51

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

Project Location: The project sites are located north of the Interstate 5 (I-5) Freeway and south of Marine Way, adjacent to Alton Parkway and Bake Parkway in District 2, adjacent to the Southern California Regional Rail Authority and Barranca Parkway in District 6 of Great Park Neighborhoods (Planning Area 51).

Project Description: The Project consists of an amendment to the General Plan and Zoning Ordinance applicable to certain portions of Districts 2 and 6 within Planning Area 51 that will allow for up to 1,300 additional dwelling units to be built by converting up to 755,549 square feet of the previously approved and vested non-residential entitlements to new residential uses, thereby allowing the planning area to be developed with a cumulative total of up to 11,856 dwelling units and 4,146,651 square feet of nonresidential uses (as well as additive uses). The Project includes a property exchange between the City and Heritage Fields pursuant to the Affordable Housing and Necessary Government Use Property Exchange Agreement. Finally, the Project includes the construction, development, and permanent occupancy of the additional residential units authorized by the zone change and all approvals necessary to allow for this development, including without limitation site-specific subdivision maps and master plans.

City approvals in furtherance of the Project include, without limitation, each of the following, the effects and implementing actions of which were discussed and evaluated in Addendum No. 16 to the Certified EIR together with the Certified EIR:

A. The following actions, each of which received final approval by the Planning Commission of the City of Irvine on November 6, 2025: VTTM 19402 (File No. 00956291-PTT); Master Plan 00956303-PMP; Park Plan 00956302-PPP; VTTM No. 19403 (File No. 00956308-PTT); Master Plan 00956311-PMP; Park Plan 00956398-PPP; VTTM 19404 (File No. 00956315-PTT); Master Plan 00956326-PMP; Park Plan 00956323-PPP; VTTM 19405 (File No. 00956329-PTT); Master Plan 00956330-PMP; VTTM 19406 (File No. 00956332PTT); Master Plan 00956335-PMP; Park Plan Modification 00957202-PPK; Master Plan Modification 00956567-PMP; Modification to Community Design and Sustainability Features for Districts 2, 3 and 6; Modification to Community Design and Sustainability Features for Districts 5 and 6-North; and Sixth Amendment to the Master Affordable Housing Plan for Planning Area 51.
B. The following additional actions in furtherance of the Project, each of which received final approval by the City Council of the City of Irvine on December 9, 2025: General Plan Amendment No. 00961166-PGA; Seventh Amendment to Density Bonus Agreement (File No. 00967679-PPA); and Affordable Housing and Necessary Government Use Property Exchange Agreement.
C. The following additional action in furtherance of the Project for which an ordinance was introduced and approved for first reading by the City Council of the City of Irvine on December 9, 2025: Zone Change 00955251-PZC.

A Notice of Determination for the Project was filed on November 12, 2025 based on the City's final approvals listed above in Item A. This Notice of Determination provides additional notice of the City's further approvals to implement the Project made on December 9, 2025 listed above in Items B and C. Pursuant to CEQA Section 21166 and CEQA Guidelines Section 15162 et seq., none of the circumstances requiring a subsequent or supplemental EIR have occurred, and accordingly, no further CEQA review is required.

This is to advise that the **City Council of the City of Irvine, as lead agency,** has approved the above-described project in Districts 2 and 6 of the Great Park Neighborhoods in Planning Area 51 on December 9, 2025 and made the following determinations regarding the project:

1. The project **will not** have a significant effect on the environment.
2. An Addendum (Addendum No. 16) to a previously certified 2012 Second Supplemental Environmental Impact Report (SSEIR) (SCH No. 2002101020) was prepared pursuant to Section 15164 of the State CEQA Guidelines and concluded that the proposed project will not have any new or more severe significant effects on the environment that were not previously identified in the EIR. The project's effects were analyzed in the 2012 SSEIR and Addendum and all feasible mitigation measures from the EIR have been incorporated into the project approval.
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 Section 21166.

This is to certify that Addendum No. 16 to the previously certified 2012 SSEIR 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	Hernan DeSantos	December 15, 2025
Name and Title	**Signature**	**Date**

Date received for filing at OPR:

FORM 45-09 (Rev. 10/2006)

POSTED
MAY 28 2003
TOM DALY, CLERK-RECORDER
BY DEPUTY
CITY OF IRVINE

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 92623-9575

Recorded in Official Records, County of Orange
Tom Daly, Clerk-Recorder
850.00
200385000656 03:08pm 05/28/03
90 29 Z02
850.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

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

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

FILED
MAY 28 2003
TOM DALY, CLERK-RECORDER
BY DEPUTY

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

SCH# 2002101020	Glen Worthington	(949) 724-6370
State Clearinghouse Number	**Contact Person**	**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

TOM DALY, CLERK-RECORDER

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

[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.

Ellen Wittington

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 _____

FORM 45-03 (6/99)

DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT
DFG 753.5a (5-01)

226867

Lead Agency: City of Irvine Date: 05/27/03

County / State Agency of Filing: O.C. Clerk Recorder Document No: 850056

Project Title: Annexation, GPA 47782-GA : Zone Change 47785-2C & Dev. Agreement for O.C. Great Park

Project Applicant Name: City of Irvine Phone Number: 7346370

Project Applicant Address: One Civic Center Plaza Irvine Ca 92606

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

CHECK APPLICABLE FEES:

[X]	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
[X]	Project that is exempt from fees par 6103		
		TOTAL RECEIVED	$ 850.00

Signature and title of person receiving payment: E. Rocha

WHITE-PROJECT APPLICANT YELLOW-DFG/FASB PINK-LEAD AGENCY GOLDENROD-STATE AGENCY OF FILING

FILED
JUN 11 2003
TOM DALY, CLERK-RECORDER
By _____ DEPUTY

POSTED
JUN 11 2003
TOM DALY, CLERK-RECORDER
By _____ DEPUTY

ORANGE COUNTY RECORDER
TOM DALY

Finalization 20030000163191
05/28/2003 03:08pm
90 29

Item	Title	Amount
1	702 Fish & Game: Env Impact Report	850.00

DOC# 20030000656
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
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

Payment Type	Amount
Check tendered # 00108901	50.00

Amount Due 0.00

THANK YOU

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: 1-8-14

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 — ZIP CODE: 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 previous filing #200385000656 Receipt # 226867		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other _____ TOTAL RECEIVED $ 50 —

SIGNATURE: X Priscilla Diaz — TITLE: Deputy Clerk

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