



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
hdesantos@cityofirvine.org

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 Parcel Map (VTPM) No. 2025-159 (File No. 00971551-PTP)

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
kory.lynch@fivepoint.com

Project Location: The project site is generally located at the southwest corner of future extensions of Marine Way and Ada in Development District 6 of Great Park Neighborhoods in Planning Area 51 (Great Park).

Project Description: Vesting Tentative Parcel Map (VTPM) No. 2025-159 (File No. 00971551-PTP) to subdivide the approximately 17.7-gross-acre property into five numbered lots for non-residential purposes. This subdivision will facilitate the future development of a congregate care retirement community (CCRC) consisting of approximately 980 independent living units and up to 194 beds for assisted living and memory care in Development District 6 of the Great Park Neighborhoods of Planning Area 51.

This is to advise that the **Subdivision Committee of the City of Irvine, as lead agency**, has approved Vesting Tentative Parcel Map (VTPM) No. 2025-159 (File No. 00971551-PTP) in Development District 6 of the Great Park Neighborhoods in Planning Area 51 on March 25, 2026 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.

This is to certify that the Second Supplemental Environmental Impact Report (SCH No.: 2002101020) and Addendum No. 16 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

March 25, 2026
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

Trinity, CA 92622-0575
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

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: Filing 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

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 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

NOTICE OF DETERMINATION

FILED

MAY 28 2003

By *[Signature]* TOM DALY, 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 *[Signature]* TOM DALY, CLERK-RECORDER



DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH REC...

DFG 753.5b (5-01)

226867

Lead Agency: City of Irvine
County / State Agency of Filing: O.C. Clerk Recorder
Date: 05/27/03
Document No.: 80009
Project Title: Annexation CPA 47182-CA : zone change 47185-20 Dev. Agreement for
Project Applicant Name: City of Irvine
Phone Number: 7146370
Project Applicant Address: One Civic Center Plaza Irvine Ca 92609

Project Applicant (check appropriate box):
 State Agency
 Local Public 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

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

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 850.00

92442366
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
DOC# 201485000601		50.00
Time Recorded 1:27 PM		

Total 50.00

Payment Type Amount

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
 COUNTY/STATE AGENCY OF FILING Orange County Recorder
 PROJECT TITLE Master plan in Development District 3 of planning area 51
 PROJECT APPLICANT NAME Five Point Communities on behalf of Heritage Fields LLC
 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

DATE 7-8-14
 DOCUMENT NUMBER 201485000601
 PHONE NUMBER (949) 724 6441

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR)
- Mitigated/Negative Declaration (MND)(ND)
- Application Fee Water Diversion (State Water Resources Control Board only)
- Projects Subject to Certified Regulatory Programs (CRP)
- County Administrative Fee
- Project that is exempt from fees
- Notice of Exemption (attach)
- CDFW No Effect Determination (attach)
- Other

\$3,029.75 \$
 \$2,181.25 \$
 \$850.00 \$
 \$1,030.25 \$
 \$50.00 \$ 50-

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

SIGNATURE X Rubella Diaz TITLE Deputy Clerk

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

previous filing # 200385000656
 Receipt # 226867