



## 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](mailto: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.:** District 2 Master Plan Modification (File No. 00982531-PMP)

**Applicant:** Five Point Communities Management, Inc.  
2000 FivePoint, 4<sup>th</sup> Floor  
Irvine, CA 92618  
Contact: Kory Lynch  
(949) 283-2282  
[kory.lynch@fivepoint.com](mailto:kory.lynch@fivepoint.com)

**Project Location:** The project site is generally located northeast of the Interstate 5 Freeway (I-5) between Alton Parkway and Serrano Creek in Planning Area 51 (Great Park) in District 2 of Great Park Neighborhoods in Planning Area 51 (Great Park).

**Project Description:** Master plan modification to previously approved Master Plan 00956311-PMP to make architectural refinements to select product types, adjustments to private street circulation within the tract, refinements to site landscaping, and replacement one approved residential product type with another similar detached product type, while maintaining the mix of attached and detached condominium units in District 2. The proposed changes will not alter the total unit count of 474 condominium units that was approved under Master Plan 00956311-PMP.

This is to advise that the **Director of Community Development for the City of Irvine, as lead agency**, has approved a Master Plan Modification 00982531-PMP for District 2 of the Great Park Neighborhoods in Planning Area 51 on July 9, 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 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 not** 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 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**

July 9, 2026  
**Date**

**POSTED**

MAY 28 2003

**NOTICE OF DETERMINATION**

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

200385000656 03:08pm 05/28/03

90 25 202

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 of 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

## NOTICE OF DETERMINATION

FILED

MAY 28 2003

TOM DAILY, 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 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:

TOM DAILY, CLERK-RECORDER

By [Signature]



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

DFG 7521.56 (5-97)

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 417182-CA Zone Change 47185-20 Dev. Agreement  
City of Irvine  
Project Applicant Name: City of Irvine Phone Number: 714 6370  
Project Applicant Address: One Civic Center Plaza Irvine CA 92614  
Project Applicant (check appropriate box): Local Public Agency ☒ School District ☐ Other Special District ☐  
State Agency ☐ Private Entity ☐

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 \$ 25.00  
TOTAL RECEIVED \$ 850.00

Signature and title of person receiving payment

WHITE-PROJECT APPLICANT

YELLOW-DFG/ASB

PINK-LEAD AGENCY

GOLDENROD-STATE AGENCY OF FILING

206103  
Spokane

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 |       |        |

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

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    | \$ | <b>50-</b> |
| <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<br><b>x [Signature]</b> | TITLE<br><b>Deputy Clerk</b> |
|-----------------------------------|------------------------------|

WHITE - PROJECT APPLICANT

YELLOW - CDFW/ASB

PINK - LEAD AGENCY

GOLDEN ROD - COUNTY CLERK