

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.: Amended Vesting Tentative Parcel Map 2020-147 (File No. 00860095-PTP)

Applicant: Five Point Communities on behalf of City of Hope
2000 Fivepoint, 4th Floor
Irvine, CA 92618
Contact: Jennifer Bohlen
(949) 349-1000

Project Location: The project site occupies a 13.4-acre portion of the existing Five Point Gateway campus and is generally bounded by Barranca Parkway to the north, Alton Parkway to the south, the existing Alton Plaza business park to the west, and Marine Way to the east in Development District 3 of the Great Park Neighborhoods (Planning Area 51).

Project Description: To subdivide 13.4 acres into eight numbered lots and one lettered lot for non-residential purposes, and request that the development intensity, not exceeding 189,064 square feet (SF) for a medical office building and 170,000 SF for a future hospital be classified as additive development intensity pursuant to General Plan Land Use Element Objective A-4 and Zoning Ordinance Section 9-0-3(C).

This is to advise that the **Subdivision Committee of the City of Irvine, as lead agency**, approved Amended Vesting Tentative Parcel Map 2020-147 on March 23, 2022 and made the following determinations regarding the project:

1. The project **will not** have a significant effect on the environment.
2. Technical Memorandum No. 2 to 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. Mitigation measures **were** 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 Technical Memorandum No. 2 and the Second Supplemental Environmental Impact Report (SCH No.: 2002101020) are 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 23, 2022
Date

Date received for filing at OPR:

FORM 45-09 (Rev. 10/2006)

