

Hugh Nguyen  
Orange County Clerk-Recorder  
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Finalization: 20240000297046  
10/24/24 2:23 pm  
414 SC3A

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid Document ID		Amount
DOC#	202485000951	50.00
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Total 50.00

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ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

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50.00

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THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

Three Vesting Tentative Parcel Maps (VTPM) in Great Park Neighborhoods  
District 2 And District 3 in Planning Area 51

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type): **Notice of Determination**

**FILED**

OCT 24 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: \_\_\_\_\_ DEPUTY

**FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON** October 24, 2024

Posted for 30 days

DEPUTY 414



**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.:** Three Vesting Tentative Parcel Maps (VTPM) in Great Park Neighborhoods District 2 And District 3 in Planning Area 51 for the following:

1. VTPM 2021-202 (File No. 00925350-PTP), Development District 2
2. VTPM 2021-203 (File No. 00925353-PTP), Development District 2
3. VTPM 2024-110 (File No. 00925356-PTP), Development District 6

**FILED**

**Applicant:** Five Point Communities Management, Inc  
2000 Fivepoint, 4<sup>th</sup> Floor  
Irvine, CA 92618  
Contact: Kory Lynch  
(949) 627-1152

OCT 24 2024  
ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
BY: [Signature] DEPUTY

**Project Location:** VTPMs 2021-202 and 2021-203 for District 2 are located south of Marine Way and north of the I-5 Freeway, between Alton Pkwy and Bake Pkwy. VTPM 2024-110 for District 6 is situated on both sides of Marine Way south of the railroad tracks, and north of Barranca Pkwy. All maps are within Great Park Neighborhoods (Planning Area 51).

**Project Description:** Five Point Communities Management, Inc. has submitted three vesting tentative parcel maps (VTPM), generally located east of the I-5 Freeway and west of the Southern California Regional Rail Authority, adjacent to Alton Parkway and Bake Parkway in District 2, and Marine Way and Barranca Parkway in District 6 of Planning Area 51. Brief summaries are provided below:

- VTPM 2021-202 to subdivide a vacant 37.2-gross-acre property into 4 numbered lots for industrial/office purposes in District 2;
- VTPM 2021-203 to subdivide a vacant 36.1-gross-acre property into 4 numbered lots for multi-use (office) purposes in District 2; and
- VTPM 2024-110 to subdivide a vacant 30.7-gross acre property into 2 numbered lots for multi-use purposes in District 6.

This is to advise that the **Subdivision Committee of the City of Irvine, as lead agency**, approved VTPM 2021-202, VTPM 2021-203, and 2024-110 on October 23, 2024 and made the following determinations regarding the 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 a previously certified Program EIR (SCH No.: 2002101020).

3. 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 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



Signature

October 23, 2024  
Date

**FILED**

**OCT 24 2024**

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: \_\_\_\_\_ DEPUTY