

NOTICE OF EXEMPTION



TO: [X] State of California
Office of Planning & Research
PO Box 3044
Sacramento, CA 95812-3044
[X] 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: Adam Wong
Associate Planner
949-724-5491

SUBJECT: Filing of Notice of Exemption in compliance with Section 15062 of the Public Resources Code.

Project Title and File No.: Tentative Parcel Map No. 2025-146 (File No. 00960889-PTP)

Project Location: 8, 10, and 12 Hammond, Planning Area 35 (Irvine Spectrum 2) in the City of Irvine, County of Orange (include County)

Project Description: Tentative Parcel Map No. 2025-146 to subdivide two parcels totaling 2.62 acres into 26 non-residential condominium units within three existing buildings.

Approving Public Agency: City of Irvine
Subdivision Committee
PO Box 19575
Irvine, CA 92623-9575

Approval Date: April 22, 2026
Resolution No. 26-1102

Project Applicant: GDC Hammond JV, LLC.
36 Executive Park, Suite 250
Irvine, CA 92614
Attn: Jake Michelsen
949-954-1900
jake@guthriedevelopment.com

Exempt Status: (check one)

- Ministerial (Section 21080(b)(1); 15268)
Declared Emergency (Section 21080(b)(3); 15269(a))
Emergency Project (Section 21080(b)(4); 15269(b)(c))
Statutory Exemption:
[X] Categorical Exemption: Section 15315, Class 5 - Minor Land Divisions
General Rule Exemption (Section 15061(b)(3))

Reason(s) Why Project Is Exempt: The project is exempt pursuant to CEQA Guidelines Section 15315, Class 15, Minor Land Divisions. A Class 15 exemption allows for the division of property into four or fewer parcels in urbanized areas that are consistent with the General Plan and zoning. It is used when the subdivision requires no variances or exceptions, provides all services and access, the parcel was not involved in division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20%.

Adam Wong, Associate Planner
Name and Title

Adam Wong
Signature

April 22, 2026
Date