



# NOTICE OF EXEMPTION

**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:** **Siobhan Gumapac-McGuire**  
**Assistant Planner**  
**949-724-6351**

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

**Project Title and File No.:** Sign Program Modification with Administrative Relief for Elements Phase 2 (File No. 00918242-PSS)

**Project Location:** 3000 Elements Way in Planning Area 36 (Irvine Business Complex), in the City of Irvine, County of Orange.  
(include County)

**Project Description:** Sign program modification with administrative relief for one project ID monument sign, Irvine Zoning Ordinance Sign Type #16 to permit directional information and increase panel height, one project ID wall sign Irvine Zoning Ordinance Sign Type #17, to increase height and character height, and three directory signs, Irvine Zoning Ordinance Sign Type #29, to permit project name and reduced setback.

**Approving Public Agency:** City of Irvine  
Zoning Administrator  
PO Box 19575  
Irvine, CA 92623-9575

**Approval Date:** January 22, 2025  
**Resolution No.** 25-1625

**Project Applicant:** Garden Communities  
9110 Judicial Drive  
San Diego, CA 92122  
Attn: Anne Marie Kane  
T: 858-864-2248

**Exempt Status:**

- 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:
- Categorical Exemption: **Section 15311, Class 11 for Accessory Structures**
- General Rule Exemption (Section 15061(b)(3))

**Reasons Why Project Is Exempt:** Project is exempt pursuant to CEQA Guidelines Section 15311 (Class 11) Accessory Structure. Class 11 consists of the construction, or replacement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities including on-premise signs. The signs proposed are on-premise and are accessory for the commercial site.

Siobhan Gumapac-McGuire,  
Assistant Planner  
Name and Title

*Siobhan Gumapac-McGuire*  
Signature

1/22/2025

Date