

NOTICE OF EXEMPTION



TO: State of California
Office of Planning & Research
PO Box 3044
Sacramento, CA 95812-3044

FROM: City of Irvine
Community Development Department
PO Box 19575
Irvine, CA 92623-9575

County Clerk
County of Orange
PO Box 238
Santa Ana, CA 92702

Attn: **Alyssa Matheus**
Planning Manager
949-724-6397

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

Project Title and File No.: Modification 00933478-PCPU to Zoning Compliance Letter 88-ZD-0203 for the Development of a 215,221-square-foot Warehouse Building

Project Location: 1 & 3 Banting in Planning Area 13 (Irvine Spectrum 4), in the City of Irvine, County of Orange.
(include County)

Project Description: The project involves redevelopment of a 12.35-acre office campus with a 215,221-square-foot warehouse building. Vehicular access to the site will be provided via one driveway along Banting, one vehicle entrance located at the intersection of Telemetry and Alton Parkway, and one vehicle entrance at Herchel and Barranca Parkway.

Approving Public Agency: City of Irvine
Community Development
Director
PO Box 19575
Irvine, CA 92623-9575

Approval Date: February 3, 2025

Project Applicant: California Acquisition, LLC
11100 Santa Monica Boulevard
Los Angeles, CA 90025
Attn: Mr. Jacob Forby

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 15302, Class 2 Replacement or Reconstruction**
- General Rule Exemption (Section 15061(b)(3))

Reasons Why Project Is Exempt:

The project is exempt pursuant to CEQA Guidelines Section 15302 (Class 2) Replacement or Reconstruction, which allows for projects that intend to replace and/or reconstruct existing structures and facilities with new structures that will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the replaced structure. The project involves the demolition of existing buildings dedicated to professional offices to

allow for development of a new warehouse building with ancillary professional offices on a previously developed site utilizing existing access points. The new warehouse structure and use is similar in scale and nature to the existing uses. An Access and Traffic Generation Memo prepared for the project concluded the project would result in a deintensification of uses on the site and demonstrated that it would generate a net reduction of vehicle trips to the site in comparison to the existing structure being replaced, thereby resulting in less than significant traffic impacts. Therefore, the project represents a replacement of existing onsite structures with a warehouse use serving a similar purpose while maintaining comparable or reduced capacity through existing conditions.

Alyssa Matheus, Planning Manager
Name and Title

Alyssa Matheus
Signature

February 5, 2025
Date