



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: **Tiffany Lin**
Senior Planner
949-724-6361

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

Project Title and File No.: Master Plan Modification with Administrative Relief for the conversion of existing warehouse area to office and research and development uses with minor site improvements (File No. 00947596-PMPC)

Project Location: 2 Sterling, Planning Area 35, City of Irvine, County of Orange, CA

Project Description: The project is a request for approval of a Master Plan Modification with Administrative Relief to deviate from parking standards and to modify a previously approved 91,600-square-foot warehouse building to include additional office and research and development uses.

Approving Public Agency: City of Irvine
Planning Commission
PO Box 19575
Irvine, CA 92623-9575

Approval Date: June 5, 2025
Resolution No. 25-4020

Project Applicant: DPIF4 CA 44 Irvine II, LLC
100 Spectrum Center Drive Suite 1030
Irvine, CA 92618
Attn: Aaron Anderson
949-775-7040

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
- Categorical Exemption: Section 15332, Class 32, In-Fill Development
- General Rule Exemption (Section 15061(b)(3))

Reasons Why Project Is Exempt: Project is exempt from the requirements of CEQA under Section 15332, Class 32, In-Fill Development, as the project meets the criteria to be categorized as an in-fill development project. The 4.4-acre project site complies with General Plan and Zoning regulations, has sufficient utility and public service access, and will not result in significant impacts related to traffic, noise, air, or water quality. Additionally, there are no endangered, rare, or threatened species on the site.

Tiffany Lin, Senior Planner
Name and Title


Signature

6/5/25
Date