

NOTICE OF EXEMPTION



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

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

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

Attn: Eric Martin
Senior Planner
949-724-7519

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

Project Title and File No.: Edwards Lifesciences Master Plan Modification; File No. 00945396-PMPC

Project Location: (include County) The project is located at 1 Edwards Way, Irvine, CA 92614, in the County of Orange.

Project Description: The project consists of a master plan modification with a transfer of development rights for the Edwards Lifesciences campus to modify and expand the campus buildout by adding an existing approximately 96,000-square-foot building into the master plan, converting land uses within existing buildings, and allowing a 2,340-square-foot addition to an existing warehouse building.

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

Approval Date: June 26, 2025
Resolution No. 25-4024

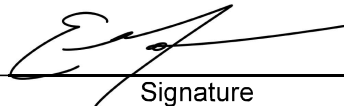
Project Applicant: Edwards Lifesciences
1 Edwards Way
Irvine, CA 92614
Attn: Jeff Gingold
949-724-7519

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 15301 Class 1 – Existing Facilities,
- General Rule Exemption (Section 15061(b)(3))

Reasons Why Project Is Exempt: This project is categorically exempt under Section 15301, Class 1, Existing Facilities, because the project involves negligible or no expansion of the existing use and will involve minor additions to an existing warehouse building and interior alterations within existing buildings. Furthermore, the project is in an area that can be adequately served by existing utilities and public services, and the project is not located in an environmentally sensitive area.

Eric Martin, Senior Planner
Name and Title


Signature

June 26, 2025
Date