



# 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**  
[tlin@cityofirvine.org](mailto:tlin@cityofirvine.org)  
**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 Minor Modification for Lakeshore Towers (File No. 00972752-PMPC)

**Project Location:** 18101 Von Karman Avenue in Planning Area 36 (Irvine Business Complex), in the City of Irvine, County of Orange

**Project Description:** Minor Modification to the Master Plan for Lakeshore Towers to replace an existing artificial lake with landscaping, hardscape, and two small ponds within an existing mixed-use commercial development.

**Approving Public Agency:** City of Irvine  
Director of Community Development  
PO Box 19575  
Irvine, CA 92623-9575  
**Approval Date:** April 30, 2026  
**Resolution No.** N/A

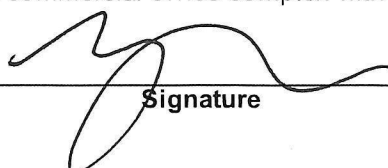
**Project Applicant:** Lakeshore Land Lessee PT, LLC  
18101 Von Karman, Suite 1220  
Irvine, CA 92612  
Attn: John Brand  
T: 619-234-5600

**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:** Class 1 permits the operation, repair, maintenance, permitting, leasing, licensing, minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project includes replacing a large artificial lake at a commercial office complex with two smaller ponds and landscaping.

Tiffany Lin, Senior Planner  
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**Name and Title**

  
\_\_\_\_\_  
**Signature**

April 30, 2026  
\_\_\_\_\_  
**Date**