

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: Adam Wong
Associate Planner
949-724-5491

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

Project Title and File No.: Administrative Relief from parking requirements for Orange Bakery (File No. 00977991-PAR)

Project Location: 17731 Cowan in Planning Area 36 (Irvine Business Complex) in the City of Irvine, County of Orange
(include County)

Project Description: Administrative relief to allow 29 fewer parking spaces than required by the Irvine Zoning Ordinance for an industrial bakery facility

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

Approval Date: June 10, 2026
Resolution No. 26-1650

Project Applicant: Gray AES, on behalf of Orange Bakery Inc.
110 E Wilshire Ave Suite 101
Fullerton, CA 92832
Attn: Sang Kim
(714) 588-6537
skim@grayaes.com

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:
- ☒ **General Rule Exemption (Section 15061(b)(3))**

Reason(s) Why Project Is Exempt: The project is exempt pursuant to CEQA Guidelines Section 15061(b)(3), a common sense exemption, which provides that a project is exempt when it is covered by the general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment and does not apply where it can be seen with certainty that there is no possibility of a significant effect. The proposed reduction in the parking requirement for an industrial use does not result in any changes to land use or density.

Adam Wong, Associate Planner
Name and Title

Adam Wong
Signature

06/10/2026
Date