

# 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: Michael O'Toole**  
**Associate Planner**  
**949-724-6102**

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

**Project Title and File No.:** Sign Program Modification with Administrative Relief for Sand Canyon Plaza (File No. 00979725-PSS)

**Project Location:** 6500-6659 Irvine Center Drive in Planning Area 31 (Irvine Spectrum 6), in the City of Irvine, County of Orange, CA  
(include County)

**Project Description:** Modification to Sand Canyon Plaza Sign Program with administrative relief for Sign Type A – Project Sign to deviate from Zoning Ordinance standards specific to sign size, panel size, and number of tenants displayed, and to add Sign Type F – Festival Banners with administrative relief for sign use, copy, and location, and to add Sign Type G – In-Line Tenant Blade Sign with administrative relief for the minimum ground clearance.

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

**Approval Date:** June 10, 2026  
**Resolution No.** 26-1649

**Project Applicant:** Davies Associates, Inc., on behalf of Irvine Company  
9424 Dayton Way, Suite 217  
Beverly Hills, CA 90210  
Attn: Alex Davies  
310-247-9572  
[adavies@daviesla.com](mailto:adavies@daviesla.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 Section 15311, Class 11 for Accessory Structures
- ☐ General Rule Exemption (Section 15061(b)(3))

**Reasons Why Project Is Exempt:** Project is exempt pursuant to CEQA Guidelines Section 15311 Class 11, Accessory Structures. Class 11 permits the construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to on-premise signs. The proposed project consists of a modification to an approved sign program specific to on-premises monument signs, banner signs, and blade signs accessory to an existing commercial retail center.

Michael O'Toole,  
Associate Planner

June 10, 2026

**Name and Title**

**Signature**

**Date**