

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: Siobhan Gumapac-McGuire, Assistant Planner
SGumapac-McGuire@cityofirvine.org
949-724-5491

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 the University Center Sign Program (File No. 00978256-PSS)

Project Location: 4101-4289 Campus Drive in Planning Area 24 (University Town Center) in the City of Irvine, County of Orange
(include County)

Project Description: Modification to the University Center Sign Program with administrative relief for Sign Type H to deviate from Irvine Zoning Ordinance standards specific to the maximum number of signs permitted per elevation and sign size, specific to the existing drive-thru restaurant building located at 4101 Campus Drive.

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

Approval Date: June 24, 2026
Resolution No. 26-1652

Project Applicant: Kandyn Leach on behalf of Irvine Company
2655 International Parkway
Virginia Beach, VA 23452
Attn: Kandyn Leach
Kleach@agi.net
865-924-3216

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))

Reason(s) Why Project Is Exempt: The project is exempt pursuant to CEQA Guidelines Section 15311, Class 11 (Accessory Structures), which permits the construction, or placement of minor structures accessory to (appurtenant to) existing facilities, including but not limited to on premise signs. This project would allow administrative relief from the maximum number of signs per elevation and from the maximum height standards for two relocated signs at 4101 Campus Drive, at University Center.

Siobhan Gumapac-McGuire,
Assistant Planner
Name and Title

Siobhan Gumapac-McGuire
Signature

June 24, 2026
Date