

NOTICE OF EXEMPTION



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

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

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

Attn: **Stacy Tran**
Senior Planner
949-724-6316

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

Project Title and File No.: Conditional Use Permit to operate a restaurant that serves alcohol after midnight (00858329-PCPM)

Project Location: (include County) The project is located at 18177 Von Karman Avenue in Planning Area 36 (Irvine Business Complex), in the City of Irvine, County of Orange.

Project Description: The project is an application to operate a 2,500 square foot restaurant that serves alcohol after midnight ("Type 47" Alcoholic Beverage Control license) within a 15-acre mixed-use development.

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

Approval Date: February 23, 2022
Resolution No. 22-1558

Project Applicant: Ten Sushi & Cocktail Bar
4647 MacArthur Blvd.
Newport Beach, CA 92660
Attn: Leslie Nguyen
949-204-7413

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 for Existing Facilities.**
- General Rule Exemption (Section 15061(b)(3))

Reasons Why Project Is Exempt: Project is exempt because Class 1 consists of existing facilities, including additions to existing structures that will not result in an increase of more than 10,000 square feet, as long as the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area is not environmentally sensitive. The existing 2,500 square foot restaurant is located within a 15-acre mixed-use development adjacent to the 405 Freeway and Von Karman Avenue that is not located in an environmentally sensitive area.

Stacy Tran, Senior Planner

2/23/2022

Name and Title

Signature

Date