

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: **Krysta Christensen,**
Assistant Planner
949-724-6457

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

Project Title and File No.: ASC Medical Management LLC, Conditional Use Permit (File No. 00911921-PCPM)

Project Location: 17672 Cowan in Planning Area 36 (Irvine Business Complex) in the City of Irvine,
(include County) County of Orange.

Project Description: Conditional Use Permit to allow for a medical office use within an existing multi-tenant building.

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

Approval Date: December 13, 2023
Resolution No. 23-1602

Project Applicant: Landworks Architecture + Design
177 Riverside Avenue
PO Box 2325
Newport Beach, CA 92663
Attn: Robert Lawrence
(949) 633-9560

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: Class 1 permits the operation of private structures that involve negligible or no expansion of existing uses. The proposed conditional use permit will allow the operation of a vascular disease treatment office in an existing office space on property that has been previously disturbed and developed and does not involve any expansion of the existing building.

Krysta Christensen, Assistant Planner
Name and Title


Signature

12/13/23
Date