



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: Eric Martin
Associate Planner
949-724-7519

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

Project Title and File No.: Starbucks Drive-Through - Conditional Use Permit (00900511-PCPM)

Project Location: (include County) The project is located at 15433 Culver Drive in Planning Area 10 (Walnut) in the City of Irvine, CA in the County of Orange.

Project Description: Conditional Use Permit to allow a café building with a drive-through located at 15433 Culver Drive in Planning Area 10

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

Approval Date: December 13, 2023
Resolution No. 23-1603

Project Applicant: Pirzadeh & Associates
30 Executive Park, Suite 270
Irvine, CA 92614
Attn: John Ernst
(949) 851-1367

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 15303, Class 3 for New Construction of Small Structures,; General Rule Exemption (Section 15061(b)(3))

Reasons Why Project Is Exempt: Class 3 permits the construction of limited numbers of new, small facilities or structures, including restaurant structures not exceeding 2,500 square feet. The proposed conditional use permit will allow construction of a 1,350-square-foot café building with a drive-through on the project site, thereby qualifying for this categorical exemption.

Eric Martin, Associate Planner
Name and Title


Signature

12/14/2023
Date