

# 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.:** Warehouse & Sales Outlet - Conditional Use Permit (File No. 00911983-PCPM)

**Project Location:** The project is located at 9560 & 9590 Research Drive in Planning Area 34 (Irvine Spectrum 5) in the City of Irvine, County of Orange.

**Project Description:** Conditional Use Permit to allow a warehouse and sales outlet located at 9560 & 9590 Research Drive in Planning Area 34

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

**Approval Date:** June 26, 2024  
**Resolution No.** 24-1616

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

**Exempt Status:**

- 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 warehouse and sales outlet within an existing light industrial building and does not involve any expansion of the existing building, thereby qualifying for this categorical exemption.

Eric Martin, Associate Planner  
Name and Title

  
Signature

7/3/2024  
Date