



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: **Sherman Jones**
Senior Planner
949-724-6559

SUBJECT: Filing of **Notice of Exemption** in compliance with Section 15061(b)(3) of the Public Resources Code.

Project Title and File No.: Zone Change 00933499-PZC to permit the "Research and Development (R&D)" land use by right within the 5.6 Business Park zoning district of Planning Area 4 (Lower Peters Canyon).

Project Location: Planning Area 4 (Lower Peters Canyon) in the City of Irvine, County of Orange, CA

Project Description: Zone Change to allow the "Research and Development (R&D)" land use as a use permitted by right within the 5.6 Business Park zoning district of Planning Area 4 (Lower Peters Canyon).

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

Approval Date: April 8, 2025

Project Applicant: Pete Pirzadeh
Pirzadeh and Associates
30 Executive Park, Suite 270
Irvine, CA 92614
Attn: Pete Pirzadeh
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 15301, Class 1, Existing Facilities
- General Rule Exemption (Section 15061(b)(3))

Reasons Why Project Is Exempt: Pursuant to Section 4 of the City of Irvine CEQA procedures and Article 5 of the CEQA Guidelines, it has been determined that the proposed project is covered by the Common Sense Exemption [Section 15061(b)(3)], for projects where it can be seen with certainty that the activity in question will have no significant effect on the environment.

Sherman Jones, Senior Planner
Name and Title


Signature

April 8, 2025
Date