

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: Amir S. Rafiq
Consultant Planner
949-724-7439

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

Project Title and File No.: Conditional Use Permit for Alternative Health Care Provider at Jamboree Business Center (File No. 00941155-PCPM)

Project Location: 2691 Richter Avenue in Planning Area 36 (Irvine Business Complex), in the City of Irvine, County of Orange.
(include County)

Project Description: Conditional use permit application to operate an alternative health care provider within Suite 101 at 2691 Richter Avenue.

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

Approval Date: May 14, 2025

Resolution No. 25-1629

Project Applicant: Dr. Szu-Hui Yeh
2691 Richter Avenue
Irvine, CA 92618
Attn: Dr. Szu-Hui Yeh
(949) 250-8588

Exemption 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 pursuant to CEQA Guidelines Section 15301 (Class 1) Existing Facilities. Class 1 permits the operation, repair, maintenance, permitting, leasing, licensing, minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The proposed conditional use permit does not involve any expansion or modification to the existing building.

Amir S. Rafiq, Consultant
Name and Title

Amir Rafiq
Signature

May 14, 2025
Date