



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: Adam Wong
Assistant Planner
949-724-5491

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

Project Title and File No.: Tokyo Central, Finding of Public Convenience for a Type 21 off-sale beer, wine, and distilled spirits license (File No. 00959176-PABC)

Project Location: 14120 Culver Drive in Planning Area 11 (El Camino Real), in the City of Irvine, County of Orange, CA
(include County)

Project Description: Tokyo Central is requesting a finding of public convenience or necessity to obtain a Type 21 alcoholic beverage license for off-site consumption of beer, wine, and distilled spirits.

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

Approval Date: July 23, 2025
Resolution No. 25-1632

Project Applicant: Jason Kho, AAA Liquor License Consulting, on behalf of Tokyo Central.
2187 W 30th Street
Los Angeles, CA 90018
Attn: Jason Kho
310-614-8574
jason@aaaliquorlicenses.com

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)

Reasons Why Project Is Exempt:

Project is exempt pursuant to CEQA Guidelines Section 15301 Class 1, Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This project would allow a Type 21 license to be granted by the California Department of Alcoholic Beverage Control (ABC) for an existing supermarket.

Adam Wong, Assistant Planner

July 23, 2025

Name and Title

Signature

Date